HOME BUILDER'S PLAN BOOK

FIFTY SMALL HOUSE PLANS

Working Drawings Available

PRIZE AND HONOR DESIGNS

of

The NATIONAL SMALL HOUSE COMPETITION

1921

Price $1.25

First Edition

HOME BUILDER'S PLAN BOOK

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HOME BUILDER'S PLAN BOOK

A Collection of Architectural Designs for Small Houses Submitted in Competition by Architects and Architectural Draftsmen in Connection with the 1921 OWN YOUR HOME EXPOSITIONS New York and Chicago

1921

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"His home, the spot of earth — supremely blest,
A dearer, sweeter spot than all the rest."

— MONTGOMERY.

HOME BUILDER'S PLAN BOOK

Introduction

THIS book of plans for the prospective home builder is the result of an interesting architectural competition conducted with the approval of the American Institute of Architects. From the drawings submitted, the designs published in this book were given prizes or mentions, and actual working drawings for building prepared.

Directed by Henry K. Holsman, A. I. A., President of the Illinois Chapter of the A. I. A., a program of the competition was circulated through the leading architectural journals in November and December, 1920. The competition was held in conjunction with the first Own Your Home Exposition held in Chicago, March 1921 and the third Own Your Home Exposition held in New York in April 1921.

The object of the competition was to stimulate the building of more and better homes by (1) securing a large number of well planned economical four, five and six room house designs, to be built in frame, brick and stucco; (2) publishing them in book form available at the Expositions at a price sufficient to cover the cost, from which the home builder can select the one best suited to his location, requirements and taste; (3) making good architectural working drawings and specifications that may be duplicated and sold to owners, architects or builders at a nominal price not to exceed $25 a set in order that the cost of building might be reduced by cutting down the original cost of necessary designs, working drawings and specifications.

A Diversified Series of Plans

In order to provide a diversified series of plans to meet the requirements of home builders the competition was held in three stages as follows:

1st stage, a 4-room house in wood, brick or back-plastered metal lath and stucco.

2nd stage, a 5-room house in wood, brick or back-plastered metal lath and stucco.

3rd stage, a 6-room house in wood, brick or back-plastered metal lath and stucco.

Consequently it will be noted that in this book the various prize winning and honor designs have been classified in accordance with these stages. In designing these houses the conditions of the building lot were assumed as level, 40 feet by 100 feet, in a small town or city, or a suburb of a large city, either (1) on a corner, or (2) inside and having practically no detrimental encroachments on either side, or (3) with an encroachment of a neighboring house within one foot of one side of the inside lot.

The requirements of the house provide for a home for an American family of good taste, small means, and no servants, desiring to make a charming home with (a) beauty of design obtained by harmony of line, color and proportion, and simplicity of treatment of the house and grounds, (b) the maximum of comfort in summer and winter, (c) the maximum of housekeeping facility and convenience for all phases of indoor and outdoor family home life, and (d) the minimum exterior and interior upkeep and operating expense, and (e) the minimum of cost consistent with a, b, c and d.

The total number of designs submitted in this competition exceeded 1100. All were submitted anonymously so that the author could not be identified until after the jury of award had made its selection. From the large number submitted a total of fifty drawings were selected as follows:

4 graded prizes and 4 honorary mentions each in the 3 general classes, frame, brick and back-plastered metal lath and stucco, 4, 5 and 6 rooms (the larger number of these awards are for 4-room designs)

3 "group prizes," for the best series of 4, 5 or 6 room designs, one for each material.

7 special merit designs for each class, lumber, brick, back-plastered metal lath and stucco.

All of the fifty winning and merit drawings are presented in this book. The jury of award in the competition was composed of the following nationally known architects:

C. H. Hammond, Chicago
Edwin H. Hewitt, Minneapolis
E. J. Russell, St. Louis
Hal F. Hentz, Atlanta
Dwight James Baum, New York.

In view of the large number of drawings submitted it is evident that those which are made available through this publication are of unusual merit and possess direct interest for prospective builders.

Guide To Building Costs

In order that those who are interested in these plans may be given some idea of the approximate cost of the houses for purposes of comparison, there will be found under each design herewith an approximate cost figure. Owing to the fluctuating conditions of building costs and to variation in different sections of the country, these guide costs are based on figures obtained in March, 1921, in the vicinity of New York City. It will, therefore, be borne in mind that these are but approximate estimates applying particularly to that district and that figures should be obtained from local builders by those who may be interested in constructing any of these houses.

Working Drawings and Specifications

There are now in course of preparation complete working drawings and specifications covering all the plans shown in this book. These will be ready for distribution about June 1, 1921. A complete set of working drawings with specifications may be purchased for $25. (Purchase orders should be sent to the address on the following page).

In discussing these drawings Aymar Embury, II, a well known architect, and chairman of the Architectural Committee for the New York Own Your Home Exposition said,—"I have never seen more beautiful drawings or better thought out plans. I believe this competition will solve the housing problem for many people. It has been and it still is impossible for us in the architectural profession to design small, economical homes. It would cost us about six hundred dollars each to achieve plans such as have been awarded prizes in the competition, and that price is out of the reach of the prospective home owner who plans on spending from $5,000 to $8,000 on his home. When the prize-winning plans are published in book form after the Exposition, very excellent talent will be available to the general public at $25 for complete working drawings and specifications on any of these plans."

Comments by Competition Director

Henry K. Holsman, who directed the Competition, has made the following comments: "In a dramatic scene on the stage, every detail of arrangement and color, every movement and gesture, every spoken word or facial expression, seems so exactly suited to the situation that we do not realize the long training, patient study, and undivided attention to minute details that give the scene the satisfying charm of a work of art. In the same manner to produce a good small house design requires years of training and a degree of skill wholly out of proportion to its size.

"Any good thing, whether it be a rug or a chair, the arrangement of the furniture or the setting of a table, planting a garden or building a home,

even the courtesy of those within or about the home, if it be very well done, is a work of art. Art is very essential to satisfaction in life. No civilization can exist without it. But of all the various phases of art, that of the small house and its contents and surroundings is most vital to happy life and a satisfactory community or nation.

"Art is a kind of wireless energy, little understood and too often neglected, but free to all and very helpful to those who learn to give or receive its messages. A beautiful home has the power to attract attention, improve conduct, compel respect, bind families and friends together, form communities, found states and create nations. Children reared in and among beautiful homes acquire good taste from them and seldom if ever do a very ugly thing.

"The well trained and established architects seldom attempt the very small house, though all realize that the small house should be designed with even more care and skill than the large building; in fact, to design a charming, convenient, economical, and altogether comfortable small house is more difficult than a large one.

"The skillful architects who have made the designs in this book have responded to a patriotic appeal to supply, to the best of their ability, a few good designs that may be executed by home builders as they are, or used by architects as suggestions when designing for other home builders. It is advisable to make no change in the design, even though the change may seem unimportant or trivial, without the advice of the designer or another trained architect, for whatever of beauty or charm there may be in the completed house is made up of the relation of line and space, color and form, each to the other, and cannot be changed in part without in some manner affecting the whole. Moreover, the work of the architect is but half done when the drawings and specifications are made, and whenever it is possible a reliable architect should be engaged to adapt the house and lot to each other and to supervise the work and help carry out the spirit and intent of the design."

How to Secure Working Drawings and Specifications for Plans In This Book

Complete working drawings and specifications for the building of any of the houses shown in this book will be available June 1, 1921, and shipped to any point in the United States or Canada on receipt of $25.00. These designs are protected by copyright and cannot be secured from any other source. Address

MOORE, McCORD, GILCHRIESE & ASSOCIATES, Inc.
SOLE DISTRIBUTORS
24 West 39th Street, New York City

(Negotiations for sale of these working drawings and specifications in quantity through organizations, such as real estate boards, invited.)

Financing the Home

THE financial problems involved in home owning are deeply mysterious to the average individual and just because he doesn't understand them he is often numbered for many years among the tenants of some profiteering landlord when all the time he is amply able, financially, to own his own home. Like many other things the costs and other details of home owning and building, which seem difficult to understand, become as plain as day when one has given them even a small amount of study.

It may come as something of a shock to find that owning a home involves any cost whatever, when once the house and lot are fully paid for—but there are carrying or "overhead" costs, nevertheless, and it behooves the wise prospective home owner to look into them carefully and to find out exactly what he will be obliged to pay out, annually or monthly, as the price of living in his "little house of dreams" when once he has it ready for occupancy. Sometimes such costs are referred to as "owner's rent."

Here are the important items of recurring cost which take the place of rent when a home is purchased. (Each item explained in later paragraphs.)

A.	Interest on first mortgage	$.....
B.	Interest on second mortgage	.....(if any)
C.	Taxes: city, county, town or school	.....
D.	Water rent or tax	.....
E.	Maintenance: painting, repairs, etc.	.....
F.	Interest on investment	.....
G.	Insurance	.....
	Total annual cost	$.....

In order to fairly determine what occupancy of the proposed dwelling will cost monthly, after determining cost of land and building the prospective owner must decide on approximately what mortgage he will carry. He can then estimate fairly the various items in the table in this order:

A. *Interest on first mortgage* for one year at prevailing rate.

B. *Interest on second mortgage*, similarly.

C. *Taxes.* For the purpose of taxation the local tax office appraises the property, usually for about one-half its value, although this factor varies in different localities. By inquiry as to nearby assessed valuations or appraisals for taxation, a fairly close estimate may be made as to what the tax authorities will say a property is worth for taxation purposes. This amount is called the "assessed valuation" of the property and is usually, though not always, less than its real value. Local tax rates are established periodically and taxes are figured by applying the rate to the assessed valuation. Thus an $8,000 house (cost of land and building) may have an assessed valuation of $5,000. The tax rate may be $1.78, which means $1.78 for each $100 of the assessed valuation. In this case the annual tax bill would be $89, usually payable in advance in two installments, 6 months apart.

D. *Water rent or tax* is not a large amount. It is an annual charge to cover expenses of water supply and is based on the number of water outlets of various sizes in the house; easily determined by inquiry.

E. *Maintenance* is the cost of upkeep, including painting and all repairs. This amount is generally found to average annually approximately 1% to 1½% of the cost of the house and is higher in frame construction than in masonry.

F. *Interest on investment* is limited to the amount of cash actually invested in the house (equity). While this is not a direct payment it should be figured at the present rate an equal amount of money would be earning for the owner, usually figured at 5% in the Eastern states and 6% in Middle West and South.

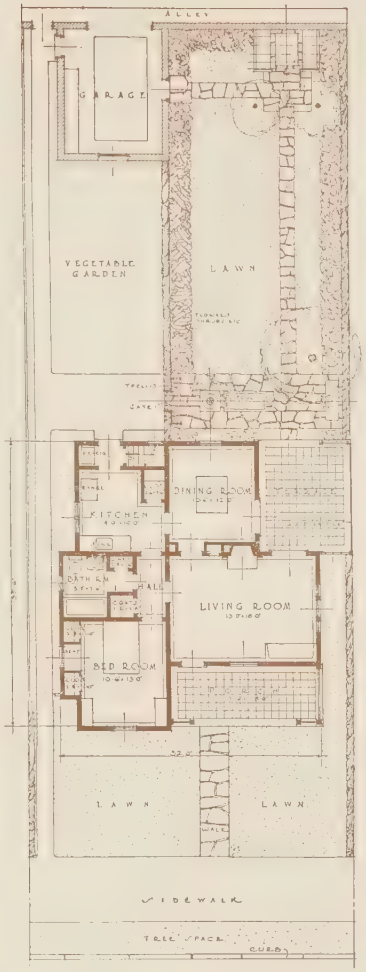
G. *Insurance cost* is the annual fire insurance premium which any insurance broker will approximate on request.

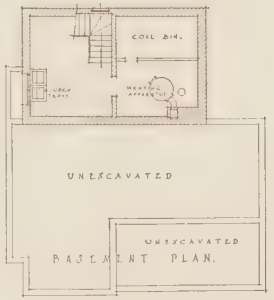
After these costs have been fairly determined and tabulated the prospective owner will know about what it will cost him annually to live in the house he has determined to build.

When it comes to the actual building of the house the procedure will be determined largely by the amount of ready money which the prospective owner is prepared to invest. Should he be able to pay cash for the ground and for the construction of the building he will, of course, save the cost of securing loans for the purpose, for with building, as with almost everything else, the possession of available money means that economy in purchasing is possible. But it has been often pointed out that even if one has the cash for permanent investment in a home, it is not always good business to keep it thus tied up, for at least half the value of the house can usually be borrowed on mortgage at 5% and in many instances the nature of the owner's business will make possible the earning of a much higher rate if the money be reinvested in the business.

Should it be necessary to raise funds for securing the home—and it almost always is—there are several plans from which a choice may be made. Securing the funds will be comparatively easy if the ground is owned free of incumbrance, but even if the prospective owner is prepared to expend no more than 10% of the total value of ground and building, it is generally possible to proceed.

Owning a home is one of the most satisfactory forms of investment which could possibly be undertaken. As with an investment of any kind it should be entered into only after due and sufficient thought and one must be careful not to undertake more than can be performed. Ordinarily, however, the objective to be gained is of sufficient importance to justify considerable effort, and even to make comparatively easy any sacrifice which may be necessary to its attainment.





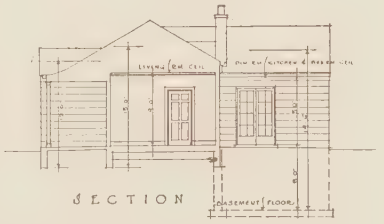
CUBIC CONTENTS

LIVING ROOM, BATH HALL, ETC 32x14x15	6720
FRONT PART OF BED-ROOM, 12½ x 8 x 13	1300
DINING ROOM AND KITCHEN 22½ x 13½ x 19½	5928
PORCH 7½ x 13½ x ½	902
TOTAL	14850

NOTES.

WEATHER-BOARDING TO BE 12" WIDE. ROOF TO BE SHINGLE, STAINED A DULL GREEN. SHUTTERS PAINTED BOTTLE GREEN ALL OTHER WOODWORK WHITE

SUBMITTED BY 'NON-DI-PLOOM'



SECTION

OWN YOUR HOME COMPETITION - FIRST STAGE - FOUR ROOM FRAME

Plan No. 101

First Prize Design
Four Room House for Frame Construction
By Louis Justement
734 15th Street, N. W., Washington, D. C.

Guide Cost $6,000

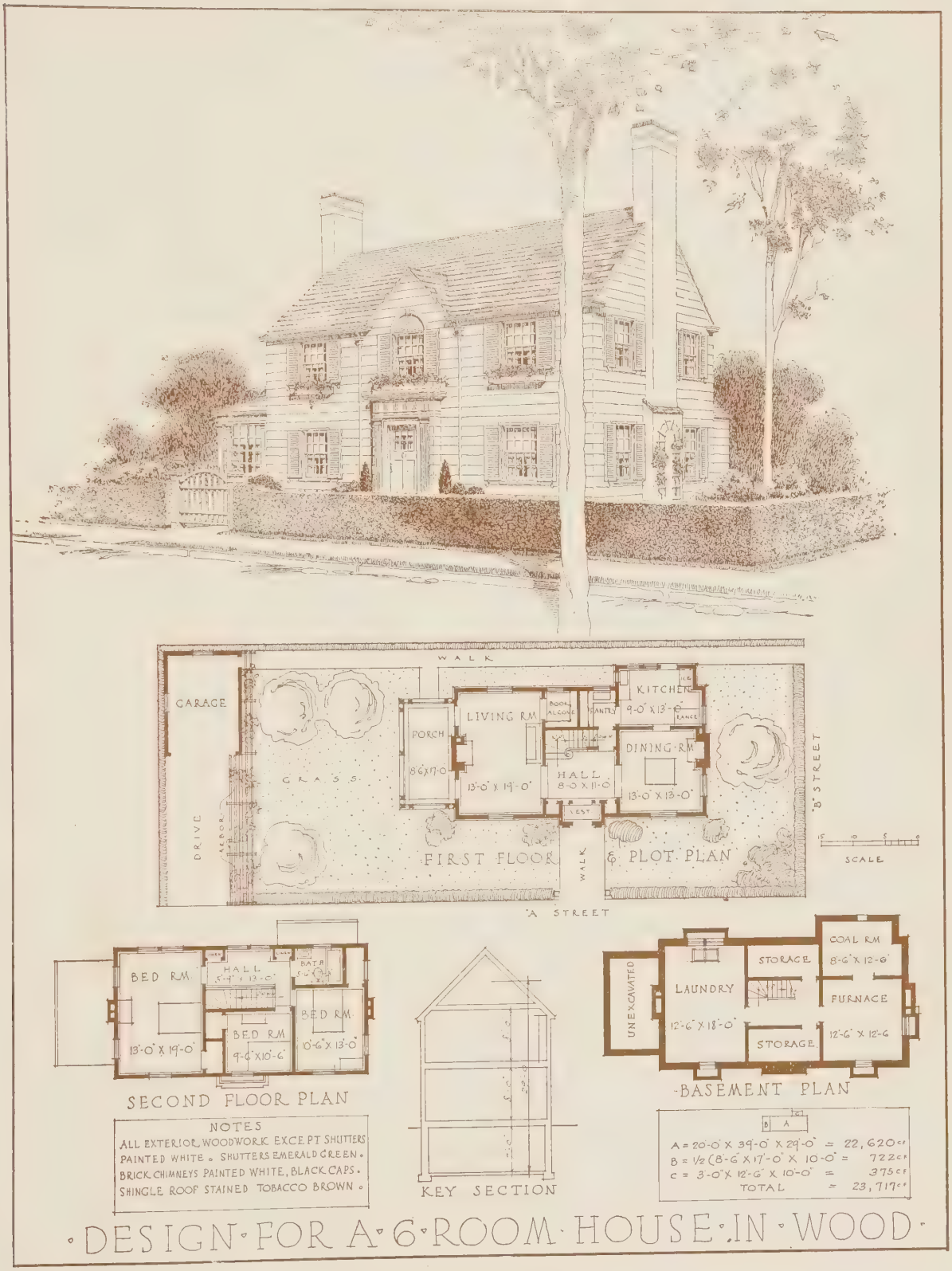
First Prize Design
Four Room House for Frame Construction
By Louis Justement
734 15th Street, N. W., Washington, D. C.

Plan No. 101

THIS house is planned along bungalow lines and is attractively designed in simple colonial style. Entrance is had directly into the living room which is generous in size—13 ft. x 18 ft. with windows on three of its sides. Beside the fireplace in the living room is a French window opening on to a terrace which overlooks the rear of the lot where a simple garden treatment could be carried out as is suggested in the plan on the preceding page. The dining room also faces the garden and has a French window opening on to the terrace.

The bedroom and bathroom are located in one unit at the front of the house and the kitchen opens directly from the dining room and is complete with good wall space for various cabinets and the range and sink. An outside vestibule provides space for a refrigerator and also gives entrance to the cellar. The front of the house should face southwest to have the best exposures.

Description above of house design illustrated on preceding page



NOTES
ALL EXTERIOR WOODWORK EXCEPT SHUTTERS PAINTED WHITE. SHUTTERS EMERALD GREEN. BRICK CHIMNEYS PAINTED WHITE, BLACK CAPS. SHINGLE ROOF STAINED TOBACCO BROWN.

DESIGN FOR A 6 ROOM HOUSE IN WOOD

Plan No. 102

SECOND PRIZE DESIGN
Six Room House for Frame Construction
By J. IVAN DISE AND E. J. MAIER
2924 West Grand Boulevard, Detroit, Mich

Guide Cost $9,500

Second Prize Design
Six Room House for Frame Construction
By J. Ivan Dise and E. J. Maier
2924 West Grand Boulevard, Detroit, Mich.

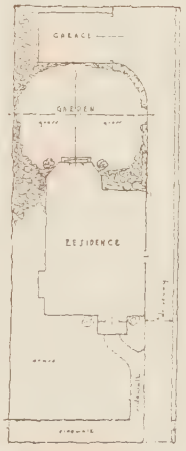
Plan No. 102

THIS design shows a dignified exterior for wide siding that would look well in any suburban district. It should preferably be placed on a lot with a wide frontage as indicated in the plan on the preceding page, although it could be fitted to a narrow lot in which case the porch would face the street and the entrance would be reached from a path leading to the side of the house.

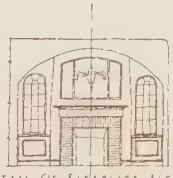
The plan is so arranged that there is a sense of openness on the first floor with the living room and dining room on either side of the hall. An interesting feature is the book alcove off the living room. The two main bedrooms have good cross ventilation and the small room receives cross ventilation through the hall. The second floor hall is extremely attractive with the group of two windows and it is unusual to find such generous space in the ordinary house of this size. To secure the most desirable exposure the long front of the house should face southeast.

Description above of house design illustrated on preceding page

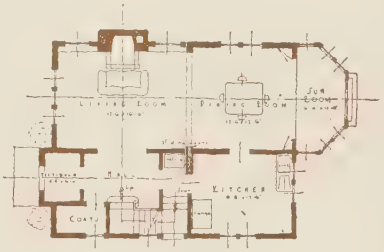
PERSPECTIVE



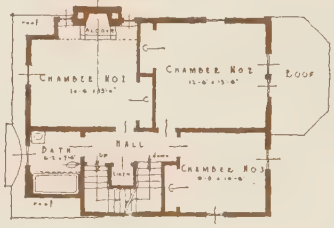
PLOT PLAN



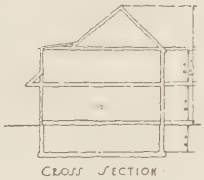
DETAIL OF FIREPLACE ALCOVE IN CHAMBER NO 1



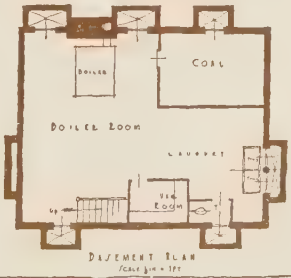
FIRST FLOOR PLAN



SECOND FLOOR PLAN



CROSS SECTION



BASEMENT PLAN

STAGE NO. THREE
FRAME HOUSE
"OWN YOUR HOME" COMPETITION

COLOR SCHEMES
CLAPBOARDS FINISHED IN "FLAT WHITE"
ROOF STAINED IN A DARK MOTTLED GREEN

CUBAGE

MAIN HOUSE	23040
SUN ROOM	423
GARAGE	3240
	33403

Plan No. 103

THIRD PRIZE DESIGN
Six Room House for Frame Construction
By EDMUND F. JACQUES
3772 Iroquois Avenue, Detroit, Mich.

Guide Cost $9,500

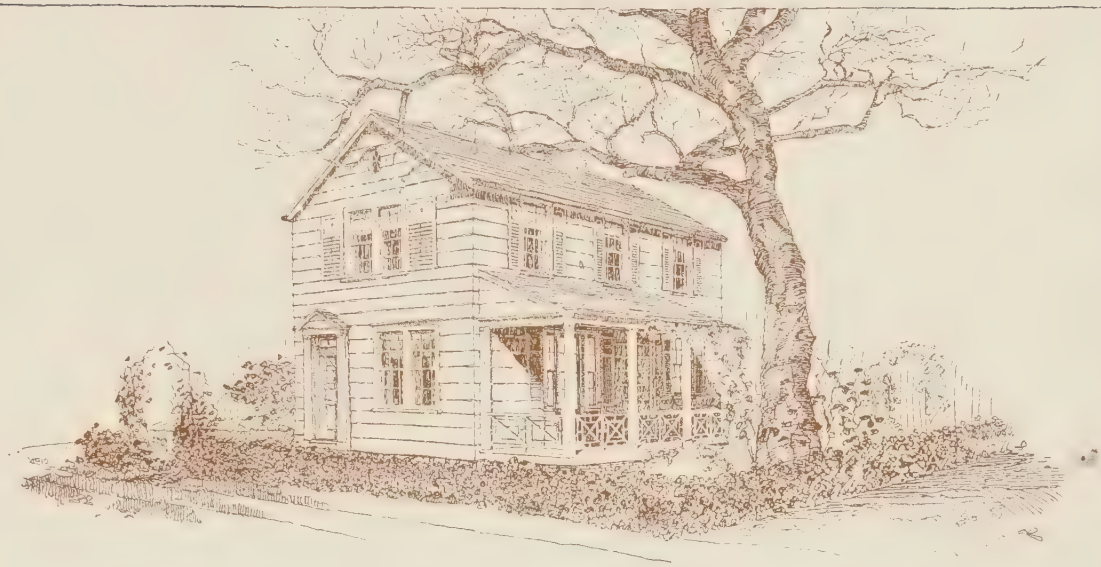
THIRD PRIZE DESIGN
Six Room House for Frame Construction
By EDMUND F. JACQUES
3772 Iroquois Avenue, Detroit, Mich.

Plan No. 103

THIS house which is designed for exterior walls of wide siding or shingles would be particularly suitable for a closely built-up suburban section because of the narrow side being toward the street. It could be accommodated easily on a lot of 40 ft. frontage leaving ample room for a driveway to a garage at the rear.

The first floor is planned so that living room, dining room and sun room can open into one another giving a very large well lighted space when wanted. The plan calls for sliding doors between living and dining rooms which go into a pocket between the hall and kitchen when not in use. If these were not desired, a permanent partition with a doorway could be built between the rooms. The entrance to the kitchen is through a door at the grade line which gives access to the cellar as well. On the second floor there are three good sized bedrooms and a bathroom. The house should face northeast.

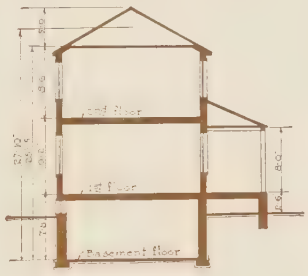
Description above of house design illustrated on preceding page



DESIGN · FOR · A · FOUR · ROOM FRAME · HOUSE

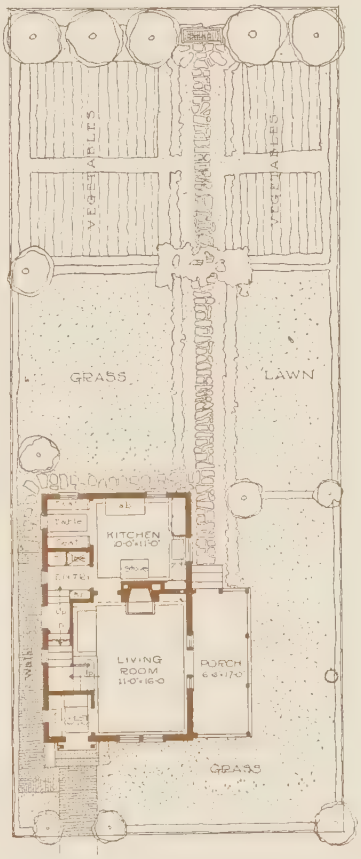
CUBAGE

HOUSE ~ 18-0 × 30-0 × 27-10	14,230
PORCH ~ 7-0 × 18-0 × 10'-6"	1323
TOTAL CUBAGE ~	15,553



SECTION

BASEMENT

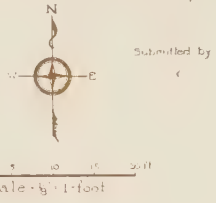


PLOT PLAN

DESCRIPTION

EXTERIOR – Red brick base
Silver grey walls
Green blinds

INTERIOR – Living Room
Colonial in color & design
Exposed joists, spaced wide, adding to height of room
Kitchen
French grey in two shadings



SECOND FLOOR

Plan No. 104

FOURTH PRIZE DESIGN
Four Room House for Frame Construction
By WALTER F. BOGNER AND CARL A. REHSE
590 Maryland Avenue, Milwaukee, Wis.

Guide Cost $6,000

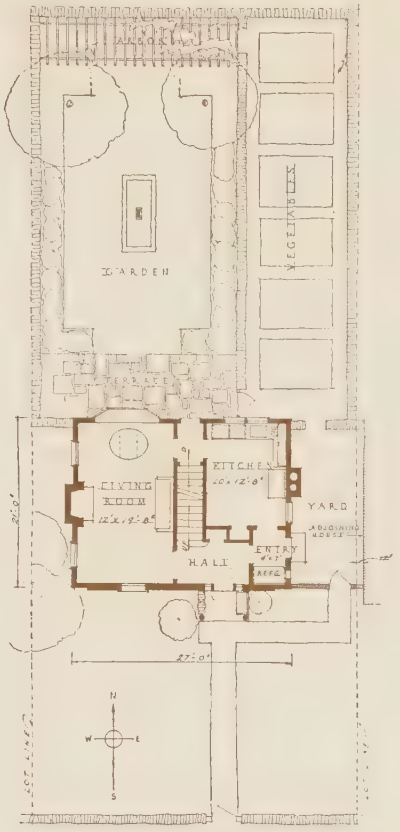
FOURTH PRIZE DESIGN
Four Room House for Frame Construction
By WALTER F. BOGNER AND CARL A. REHSE
590 Maryland Avenue, Milwaukee, Wis.

Plan No. 104

THIS simple little house of four rooms is designed for wide siding or shingle exterior. The plan shows a most compact arrangement in small space, the whole area of the house being only 18 x 30 ft. The living room is 11 x 16 ft. and is entered through a vestibule. The stairs to the second floor lead out of the living room forming an attractive feature. Opposite the stairs are a group of windows and French door giving access to the porch which overlooks the street and the side lawn.

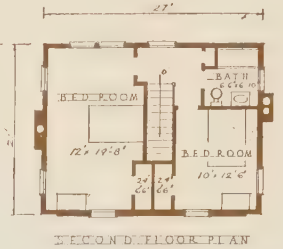
At the rear of the living room is a conveniently planned kitchen opening from which is the popular dining alcove fitted with benches and a table. Entrance to the kitchen is had through a door at grade with steps leading up to the entry and down to the cellar. On the second floor there are two good sized bedrooms with cross ventilation and a bath between. The house should preferably face southwest for the best exposure.

Description above of house design illustrated on preceding page



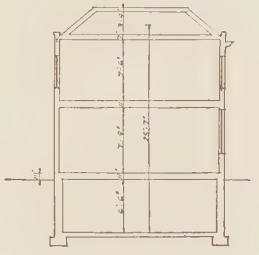
FIRST FLOOR PLAN

PERSPECTIVE VIEW



SECOND FLOOR PLAN

CELLAR PLAN



SECTION

HOUSE TO BE BUILT OF BRICK
WITH WOOD TRIMMINGS PAINTED WHITE
TIN ROOF PAINTED DARK RED.

CUBAGE

MAIN HOUSE	21 x 27 x 25'-7" =	14505¾
PORCH	3½ x 6' x 9'-2 =	94½
BAY	6' x 5' x 1' =	30'
TOTAL		14630¼ C.F.

OWN YOUR HOME COMPETITION

DESIGN FOR A FOUR ROOM HOUSE

Plan No. 201

First Prize Design
Four Room House for Brick Construction
By Edgar and Verna Cook Salomonsky
368 Lexington Avenue, New York, N. Y.

Guide Cost $6,000

First Prize Design
Four Room House for Brick Construction
By Edgar and Verna Cook Salomonsky
368 Lexington Avenue, New York, N. Y.

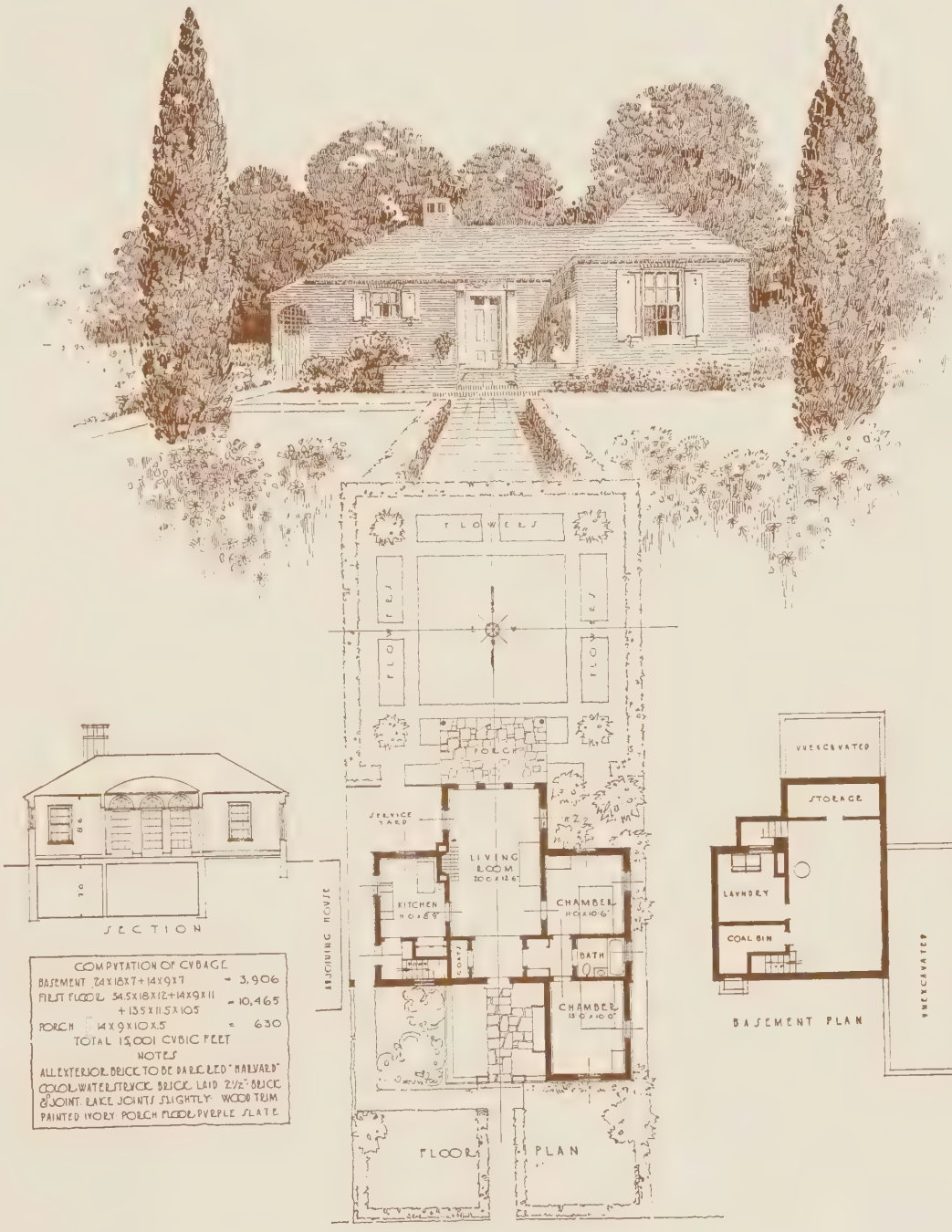
Plan No. 201

THE prim well-mannered exterior of this little brick house will appeal to a great many people. Its style is based on the smaller Georgian houses that were built in England in the latter part of the 18th century. It is particularly well fitted for a closely built-up suburban neighborhood.

The entrance porch with the leaded lights about the doorway is a charming detail and the whole exterior is characterized by simplicity of ornament and good proportion that would give the house distinction even among neighbors of much larger size.

The plan shows a compact arrangement of space within a small rectangle which would insure economy of construction. Entrance is had into a generous hall which connects with the living room running the full depth of the house on the left, and on the right through an entry into the kitchen. The stairs to the second floor lead up from this hall and arrive in a generous space from which the two bedrooms and bath are reached.

Description above of house design illustrated on preceding page



Plan No. 202

SECOND PRIZE DESIGN
Four Room House for Brick Construction
By JOHN BARNARD
8 Beacon Street, Boston, Mass.

Guide Cost $7,000

SECOND PRIZE DESIGN
Four Room House for Brick Construction
By JOHN BARNARD
8 Beacon Street, Boston, Mass.

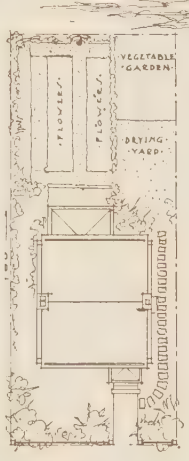
Plan No. 202

THIS attractive plan for a brick bungalow has an interior arrangement that is at once out of the ordinary and at the same time most practical and convenient. The large central room which extends from the front to the back of the house is intended to serve both as living and dining room. The entrance into it is sufficiently screened by the vestibule and coat closet to ward off drafts in cold weather. The kitchen with pantry arrangements, cellar stairs and outside entrance are at the left of the living room and the wing at the right contains two good sized chambers with a bathroom between, the three rooms being connected with a lobby containing closets.

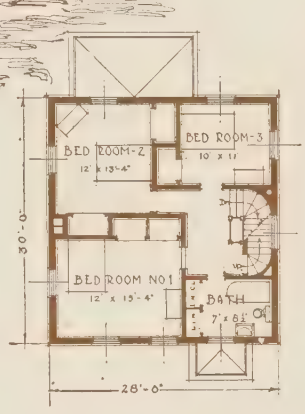
This is a straightforward design for brick construction and it could be built at a moderate cost. A suggestion for treating the lot is shown on the preceding page. To obtain the best exposures the house should preferably face north.

Description above of house design illustrated on preceding page

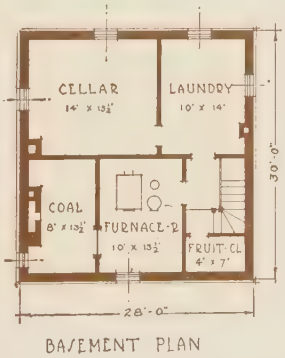
FIRST FLOOR PLAN



PLOT PLAN
1/16" = 1'-0"

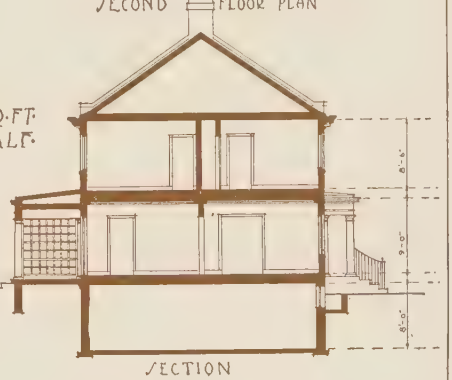


SECOND FLOOR PLAN



BASEMENT PLAN

HOUSE · 28 X 30 = 840 SQ FT
X 33 FROM CELLAR TO HALF
ROOF HEIGHT
= 27720 CU FT
FRONT PORCH
= 135 CU FT
REAR PORCH
= 672 CU FT
TOTAL = 28527 CU FT



SECTION

Plan No. 203

THIRD PRIZE DESIGN
Six Room House for Brick Construction
By HENRY F. STANTON AND CHARLES CROMBIE
435 Woodward Avenue, Detroit, Mich.

Guide Cost $12,500

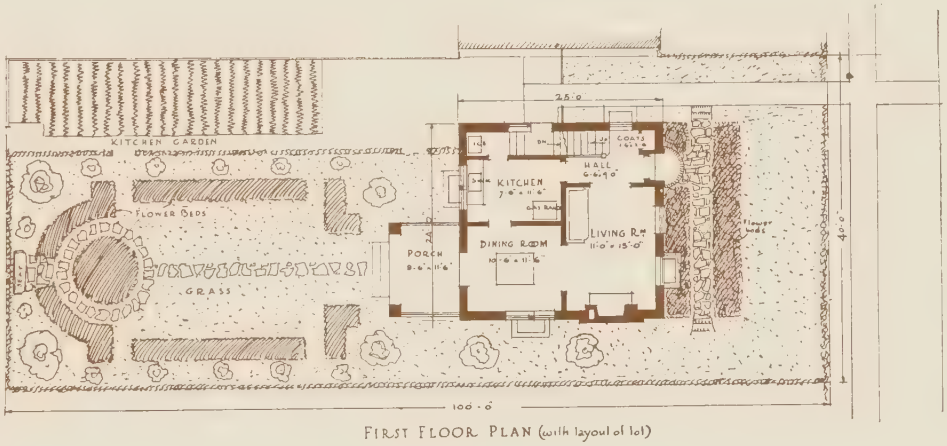
THIRD PRIZE DESIGN
Six Room House for Brick Construction
By HENRY F. STANTON AND CHARLES CROMBIE
435 Woodward Avenue, Detroit, Mich.

Plan No. 203

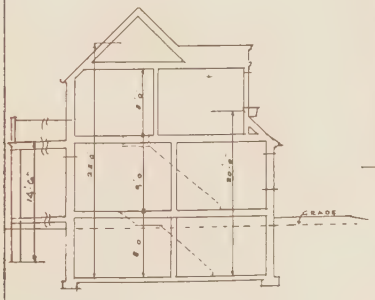
THIS brick house is suggestive of the many charming colonial houses around Philadelphia. Arranged as shown in the perspective and placed fairly close to the street it would have an air of dignity and good breeding that would make it fit comfortably into any neighborhood. It is, furthermore, well planned for brick construction because everything is contained in a rectangle 28 x 30 ft. and the absence of jogs in the walls is an assurance of economy in building.

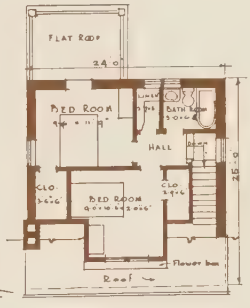
The plan is very compact, the minimum of space being given to stairs and halls. The living room and dining room open from each other pleasantly on the first floor with a view from the living room through the rear porch to the garden. Access from the kitchen to the hall is conveniently had and on the right hand side an entrance at grade line provides access to both cellar and kitchen. The second floor has two large bedrooms and a smaller one together with a good sized bath and ample closet space. The house should face west in order to obtain the best exposures.

Description above of house design illustrated on preceding page

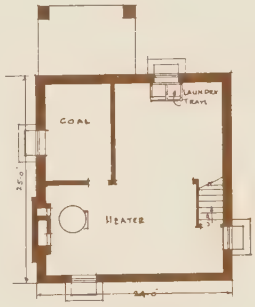


FIRST FLOOR PLAN (with layout of lot)





SECOND FLOOR PLAN



BASEMENT PLAN

NOTES

EXTERIOR:— DARK BROWN FACE BRICK, WHITE JOINTS AND TRIM, SLATE ROOF AND SIDES TO DORMER

CUBE

24'-0" × 17'-0" × 28'-0" =	11424
24'-0" × 8'-0" × 20'-0" =	3840
11'-6" × 8'-6" × 14'-6" ÷ 2 =	709
Dormer 7'-0" × 10'-0" × 4'-0"	280
TOTAL C. FT. =	16253

A FIVE ROOMED HOUSE OF BRICK

Plan No. 204

FOURTH PRIZE DESIGN
Five Room House for Brick Construction
By ANSLIE M. BALLANTYNE
119 West 82nd Street, New York, N. Y.

Guide Cost $7,000

FOURTH PRIZE DESIGN
Five Room House for Brick Construction
By ANSLIE M. BALLANTYNE
119 West 82nd Street, New York, N. Y.

Plan No. 204

THERE is a homey appeal about this house with its low eaves toward the street. It furthermore is a design well adapted to brick construction and would be economical to build because of its rectangular plan. The narrow end of the house faces the street. The first floor plan shows comfortably sized living and dining rooms together with a convenient kitchen supplied with a rear entry with a space for a refrigerator. The outside entrance to the kitchen is from a door at the grade line which gives access as well to the cellar. The living porch is reached from the dining room by French windows and overlooks the rear of the lot which is intended to be developed as a lawn and garden.

On the second floor there are two good sized bedrooms and ample closet space including a linen closet adjoining the bathroom. To have pleasant, sunny rooms the street side of the house should preferably face north.

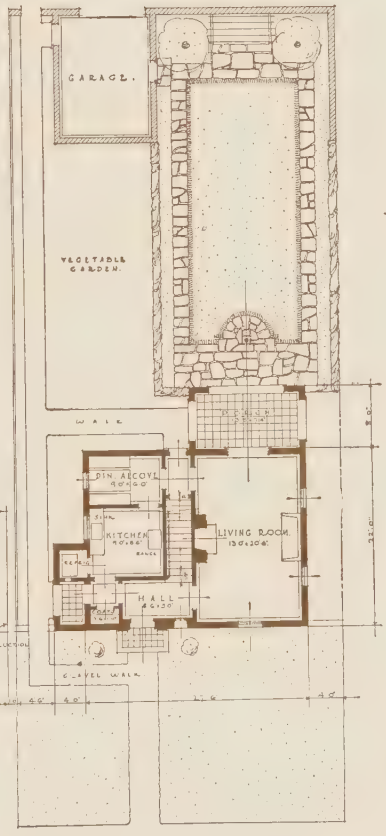
Description above of house design illustrated on preceding page

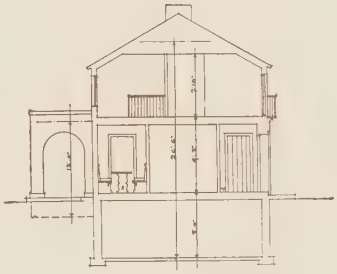
CUBIC CONTENTS

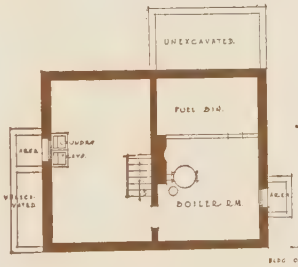
HOUSE 27'-6"x22'-0"x26'-6" =	16032
REAR PORCH 40'x8'-0"x½ =	672
SIDE PORCH 40'x11'-0"x½ =	264
TOTAL	16968

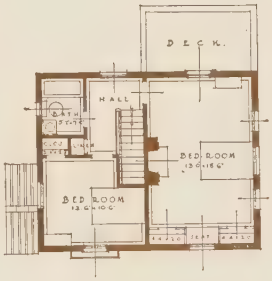
NOTES.

EXTERIOR STUCCO TO BE FINISHED SMOOTH, COLORED WHITE. EXTERIOR WOODWORK PAINTED A LIGHT GRAY-BLUE. IRON WORK PAINTED BLACK. ROOF TO BE OF RED MISSION TILE. MECHANICAL UNIFORMITY TO BE AVOIDED IN WALL AND ROOF.









SUBMITTED BY
"AT THE DISCRETION OF THE JURY"

OWN YOUR OWN HOME COMPETITION:
FIRST STAGE.
FOUR ROOM HOUSE
BACK PLASTER METAL LATH AND STUCCO

Plan No. 301

FIRST PRIZE DESIGN
Four Room House for Back-Plastered Metal Lath and Stucco Construction
By LOUIS JUSTEMENT
734 15th Street, N. W., Washington, D. C.

Guide Cost $7,000

First Prize Design
Four Room House for Back-Plastered Metal Lath
and Stucco Construction
By Louis Justement
734 15th Street, N. W., Washington, D. C.

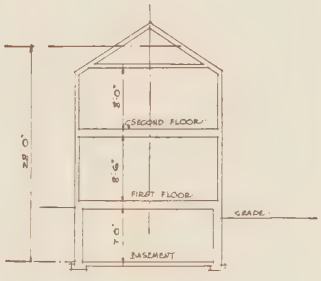
Plan No. 301

THIS design has a great many distinctive qualities that make it particularly suitable for stucco construction. The large wall surfaces on the front, the low pitched tile roof, the iron balcony over the doorway and the generous window openings all combine to give an air of individuality that is but seldom seen in a house of such small dimensions. The style is based on Italian precedent and is suggestive of many of the most interesting houses being built in California today.

The plan is notable for the large living room measuring 13 x 20½ ft. with exposure on three sides. The porch opens from it on the rear and this provides an opportunity for an interesting lawn and garden treatment. Instead of the usual dining room the popular arrangement of the dining alcove is provided opening from the living room and connected directly with the kitchen.

The second floor has one large bedroom and one of moderate size, together with generous hall space and comfortable bathroom. The front of the house should face north.

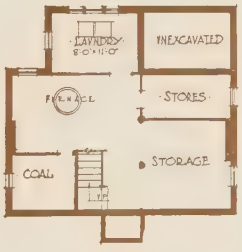
Description above of house design illustrated on preceding page



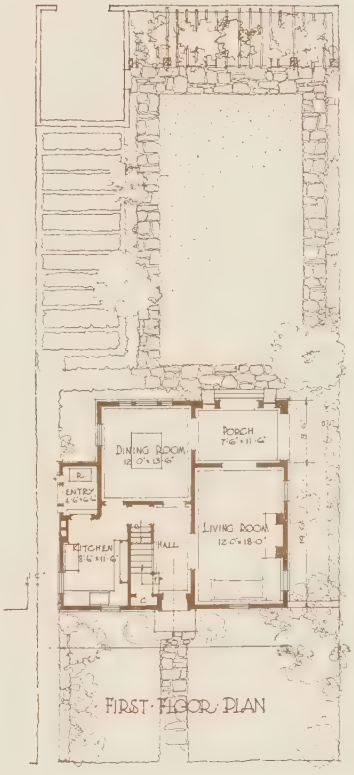
· SECTION ·

· CUBAGE ·

	CU. FT
MAIN HOUSE 19·6 x 30·0 x 28·0	= 16380
DINING RM. WING 13·0 x 8·0 x 28·0	= 3094
PORCH 8·0 x 12·0 x 15·0 x ½	= 720
TOTAL	= 20194



· BASEMENT PLAN ·



· FIRST FLOOR PLAN

· SECOND FLOOR PLAN ·

6 ROOM HOUSE OF BACK-PLASTER ON METAL LATH AND STUCCO

Plan No. 302

SECOND PRIZE DESIGN
Six Room House for Back-Plastered Metal Lath and Stucco Construction
By AMEDO LEONE
710 Washington Arcade, Detroit, Mich.

Guide Cost $8,500

SECOND PRIZE DESIGN
Six Room House for Back-Plastered Metal Lath
and Stucco Construction
By AMEDO LEONE
710 Washington Arcade, Detroit, Mich.

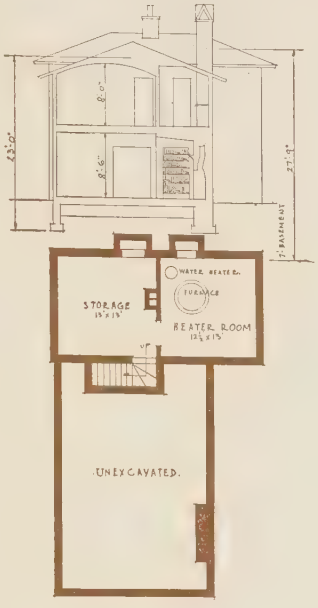
Plan No. 302

THERE is a dignity about the design of this house that would make it exceptionally appropriate for a small suburban lot where sufficient space could be had in the rear to develop a garden and lawn treatment. The lot should be selected so that the rear of the house would face south or southeast in order to have sunny rooms.

The arrangement of the first floor is roomy and convenient; the living room is 12 x 18 ft. and opens from a wide hall with an attractive staircase. The dining room is entered from the end of this hall and the porch is reached from both rooms by French windows. The kitchen is at the left of the stairs and is conveniently arranged with cupboards and a large vestibule at the rear containing space for a refrigerator.

On the second floor there are three large bedrooms well supplied with closets. The bathroom is of good size and the linen closet in the second floor hall is a useful feature.

Description above of house design illustrated on preceding page



BASEMENT.

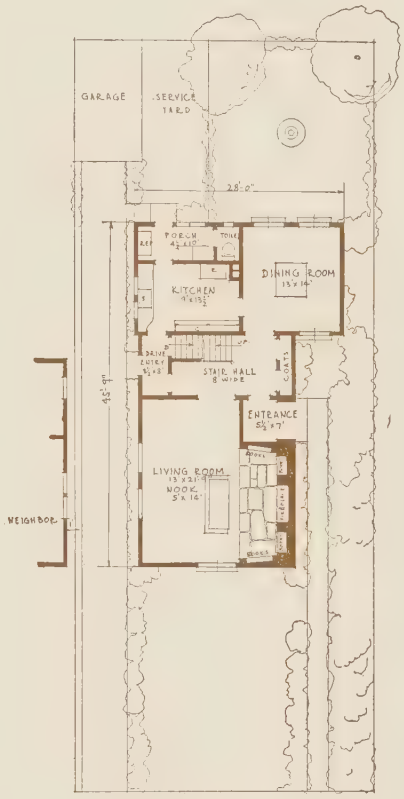
·CUBAGE·

15'X 28'X 27'-9" = 11,655.
21'X 30-9"X 23' = 14,852
TOTAL CU.FT.=26,507

·DESCRIPTION·

·WALLS CREAM COLORED STUCCO.
·ROOF RED TILE.
·EXTERIOR TRIM DARK BROWN.

SECOND FLOOR.



·MATERIAL·

·DACK PLASTER ON·
·METAL LATH AND·
·STUCCO·

·DESIGN·FOR·A·SIX·ROOM·STVCCO·HOVSE·

Plan No. 303

THIRD PRIZE DESIGN
Six Room House for Back-Plastered Metal Lath and Stucco Construction
By MONTGOMERY & NIBECKER
622 Story Building, Los Angeles, Calif.

Guide Cost $11,500

THIRD PRIZE DESIGN
Six Room House for Back-Plastered Metal Lath
and Stucco Construction
By MONTGOMERY & NIBECKER
622 Story Building, Los Angeles, Calif.

Plan No. 303

THIS house is based on Italian inspiration. It is especially suited to stucco construction because of the wide expanse of wall surface over which vines could be trained to make a most artistic picture. The roofs are low pitched and should be covered with dull red tiles to complete the effect of the design. It is well fitted for a corner lot but it can also occupy an inside lot with the narrow end facing the street.

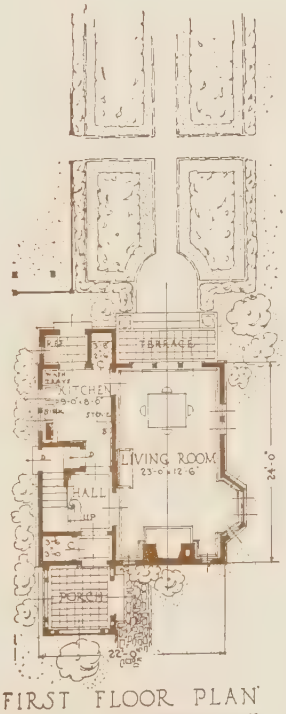
The plan shows a large living room 13 x 21 ft. which is furthermore increased in area by a very comfortable inglenook with a fireplace. Entrance to the house is had through a vestibule leading into a generous stair hall provided with coat closets and connected with the kitchen through the rear vestibule. The dining room is on the opposite side of the hall from the living room. An interesting feature of the second floor is the open porch over the main entrance which would make a comfortable sleeping space. The narrow front of the house should preferably face west.

Description above of house design illustrated on preceding page

SMALL HOUSE COMPETITION
FOR THE
"OWN YOUR HOME" EXPOSITIONS
CHICAGO NEW YORK

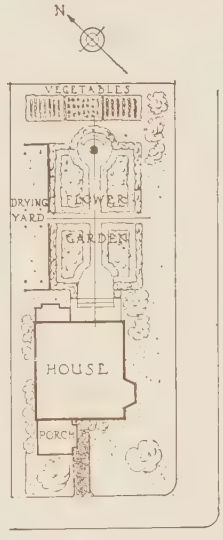
A FOUR ROOM HOUSE OF STUCCO

ON BACK PLASTERED METAL LATH



FIRST FLOOR PLAN

SCALE · 0 5 10 15 20

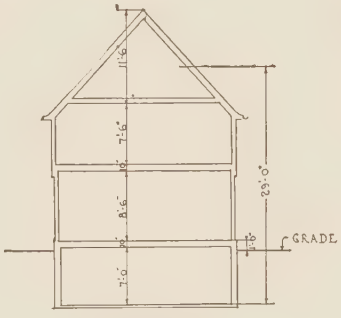


PLOT PLAN

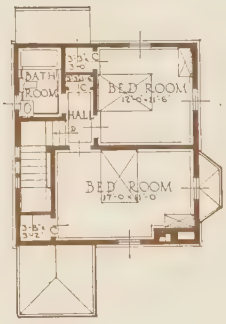
SCALE · 0 5 10 15 20

CUBAGE

MAIN HOUSE	24'-0" x 22'-0" x 29'-0"	15312
BAY WINDOW	6'-0" x 2'-6" x 13'-0"	195
PORCH	8'-0" x 8'-6" x 15'-0" x ½	510
SERVICE PORCH	8'-6" x 4'-0" x 14'-0" x ½	238
	TOTAL CUBIC FEET	16,255



SECTION



SECOND FLOOR PLAN

SCALE · 0 5 10 15 20

Plan No. 304

FOURTH PRIZE DESIGN
Four Room House for Back-Plastered Metal Lath and Stucco Construction
By THEODORE VISSCHER AND JAMES BURLEY
363 Lexington Avenue, New York, N. Y.

Guide Cost $7,000

FOURTH PRIZE DESIGN
Four Room House for Back-Plastered Metal Lath
and Stucco Construction
By THEODORE VISSCHER AND JAMES BURLEY
363 Lexington Avenue, New York, N.Y.

Plan No. 304

THIS house shows the inspiration of the English cottage in its architecture and it is both unique and pleasing in style. It would look particularly well on a corner lot, but it would be just as livable on an inside lot. To insure sunny rooms the street side should face west or southwest.

The plan shows one large room to serve both living and dining purposes. The room is so arranged that these two uses of it may be easily worked out without any interference. The bay window near the fireplace affords a pleasant feature for the living room end and the three windows giving out on to the terrace an attractive note for the dining room end.

Entrance to the house is through a vestibule with a large coat closet, the stairs starting opposite the doorway to the living room. The kitchen is conveniently planned with a small pantry and refrigerator space in the rear vestibule. The second floor shows two good bedrooms supplied with good closet space and a bathroom.

Description above of house design illustrated on preceding page

Building Now with Wood

TO many Americans the house of wood will perhaps always typify the home. This is not strange when it is recalled that the larger part of the development of our early houses dating back to the colonial days grew up around the use of wood. Wonderful growths of timber were at hand, only needing the axe and saw to turn them into building material which could be quickly erected to form a shelter. As time went on and there was greater opportunity for more ambitious building a class of highly skilled carpenters and woodworkers was built up. The work these men did is seen today throughout the eastern section of the country and those houses and churches that fortunately remain are held as one of our priceless inheritances. The skill and knowledge of these craftsmen were imparted to their apprentices and in this way a particular and almost inborn faculty was developed for working in wood. This briefly is the history of the way in which wood has played so prominent a part in the building of American houses.

It might be contended that the choice of wood was largely a matter of chance but there are on the other hand a number of reasons that make it specially suitable for house construction and it is due as well to those favorable traits as to early building conditions that wood is so popular.

It has been said for many years that wood would probably be displaced as an American building material because of a diminishing supply. While this is an undoubted possibility owing to the fact that wood is a natural product, there are still ample supplies of it in most sections of the country and more efficient modern methods of marketing and manufacturing it into merchantable lumber together with more scientific methods of conservation are checking the waste, and it is more than likely that for many generations wood will both be available and hold its popularity.

Owing to the fact that carpentry is such a common trade, prevailing in all parts of the country, it is comparatively easy to find first class workmen for wood construction. Wood building also can be carried on quickly and it is not hindered by cold weather so that in the matter of speed there is probably no other material that can compete with it.

One of the particular advantages of wood for home building is the variety of forms in which it can be had. This variety makes it possible to design and build a wood house that will appropriately fit in with almost any set of conditions. We have, for instance, the choice of using clapboards, shingles, siding, vertical battens, wide weather boarding and various combinations of two or more of these different forms. Then there are still further sub-divisions; clapboards are made in narrow and wide widths, shingles are made short and long so that totally different effects from an architectural standpoint may be had—all from the same basic material.

For the country house or cottage placed in a rural or wooded setting nothing is more appropriate than a shingled house either stained in some appropriate color or left natural to weather. For the more formal suburban house the use of clapboards or siding is more usual and in better taste. They have smooth surfaces, and being spaced at regular intervals and finished at the corners with corner boards, they present a trim, neat appearance

that gives a house a substantial character. If they seem to some austere, relieving notes may be introduced through use of lattices, trellisses and wood shutters.

Siding at present enjoys a wide popularity. Being wider than clapboards its effect on the building in sunlight is a series of strong horizontal lines about 8 inches apart. Siding should, for most successful effects, be used on large houses; when used on a small house it is apt to give a "boxey" appearance which has the effect of making the house appear smaller than it really is. In this case it is better to use shingles or clapboards. Weather boarding in wide widths is not so commonly used as the previous forms but it nevertheless has many interesting possibilities especially for summer camps and houses in wooded locations. These boards are generally rough sawed and stained which makes them harmonize well with the natural landscape. Batten boards are similarly used for camps and bungalows; they are laid on the building vertically with smaller boards or battens over the joints.

The colonial house which is so universally popular today and is destined to remain so because of its eminent suitability to American living conditions, is primarily a wooden form and the many charming examples that have been built in recent years will tend to maintain interest in wooden buildings.

The durability of wood depends on the measures that are taken for its protection. If it is properly cared for there is almost no limit to its age, and if well constructed and given good care it should serve as a comfortable home for several generations.

Wood, of course, will burn and when houses are poorly constructed and crowded closely together there is unquestionably a fire danger, but in the average private wooden house if care is taken in building to see that proper firestopping is installed, which merely means that all open spaces leading into the walls are closed, there is but little danger of fire spreading quickly, and in the event of fire it is more easy to extinguish a blaze in a wooden than a masonry house because the source of the fire can be reached.

Lumber today, possibly more than ever before, on account of the necessity for homes, which if built of any other material than wood might be beyond the reach of the average potential home owner, stands as the most easily procurable, highly desirable and certainly the cheapest building material which can be used.

Lumber prices are lower today by far than at any time during or since the World War. Application of law of supply and demand which always governs prices, with demand at low ebb today, proves beyond much possibility of doubt that lumber prices are right. Contrast them with prices of other materials. Your decision will be to "Build Now" and "Own Your Home" of lumber.

Lumber, being susceptible of working, finishing, staining and otherwise adaptable to the beautiful and artistic as well as the practical, makes the ideal home building material, because it is recognized that in this enlightened age a home must combine the ideal with the practical, if it is to fill the place in the social scheme that it must fill, and our present civilization is to endure.

SUGGESTED TREATMENT.

ROOF COVERING TO BE UNFADING GREEN SLATE.

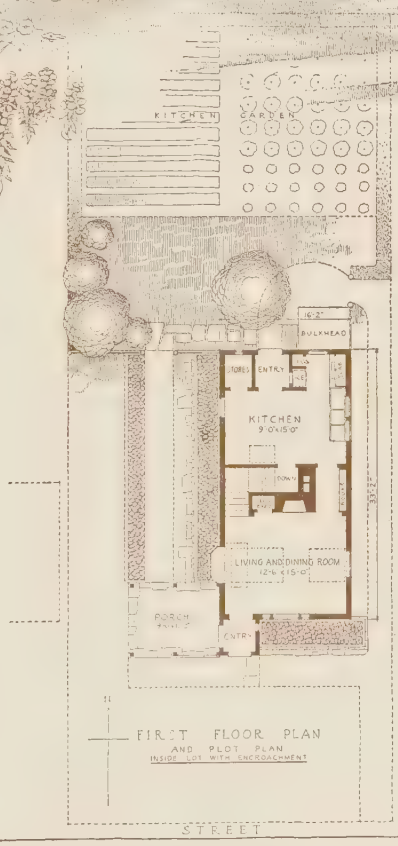
FRONT WALL IN LOWER STORY AND WALLS OF ENTRY TO BE COVERED WITH NARROW CLAPBOARDS; REMAINDER OF WALLS TO BE COVERED WITH WIDE CLAPBOARDS. ALL PAINTED PEARL GRAY.

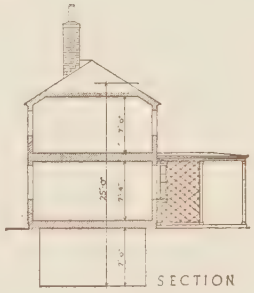
EXTERIOR OF SASH AND DOORS, ALL EXTERIOR FINISH, AND LATTICE TO BE PAINTED CREAM WHITE.

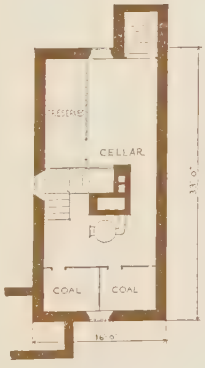
BLINDS TO BE PAINTED OLIVE GREEN.

CUBAGE.

HOUSE:	33'-2"x16-2"x25'-0"=	13,409
ENTRY:	4'-6"x 5'-0"x12'-0"=	270
PORCH:	9'-0"x11'-0"x 9'-0" ÷ 2 =	446
BULKHEAD:	5'-0"x 6'-6"x 7'-0"=	228
CUBIC FEET.....		14,353







Plan No. 105

MENTION DESIGN
Four Room House for Frame Construction
By RICHARD M. POWERS
45 Bromfield Street, Boston, Mass.
(This was also given a Group Prize with drawings shown on pp. 53 and 69)

Guide Cost $6,000

Plan No. 106

MENTION DESIGN
Four Room House for Frame Construction
By PAUL HYDE HARBACH
470 Woodlawn Avenue, Buffalo, N. Y.

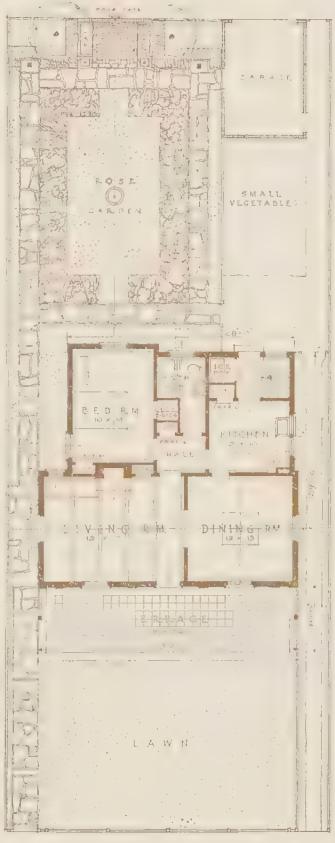
Guide Cost $5,500

CUBAGE

'A'	16'-0" × 16'-0" × 32'-0" =	8192
'B'	18'-0" × 15'-0" × 18'-0" =	4860
'C'	15'-6" × 16'-0" × 10'-0" =	2480
FOR GOOD MEASURE		68
TOTAL CU. FT.		15,600

NOTES

EXTERIOR TO BE OF WHITE PINE PAINTED THREE COATS OLD VIRGINIA WHITE SHUTTERS BOTTLE GREEN ROOF TO BE SHINGLES UNSTAINED. TERRACE TO BE CEMENT WITH BRICK EDGE AND STEPS BEAMS IN LIVING ROOM TO BE 4" × 6" BAND SAWED, STAINED BROWN.



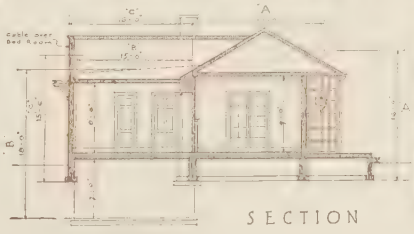
SMALL HOUSE COMPETITION

FIRST STAGE

4 - ROOM FRAME

IN CONJUNCTION WITH THE FIRST AND THIRD "OWN YOUR HOME" EXPOSITIONS OF NEW YORK AND CHICAGO

SUBMITTED BY

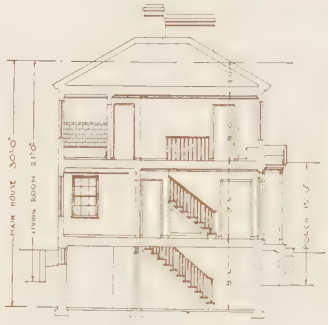


Plan No. 107

MENTION DESIGN
Four Room House for Frame Construction
By JOSEPH A. PARKS
817 F Street, S. W., Washington, D. C.

Guide Cost $6,000

BASEMENT PLAN



SECTION

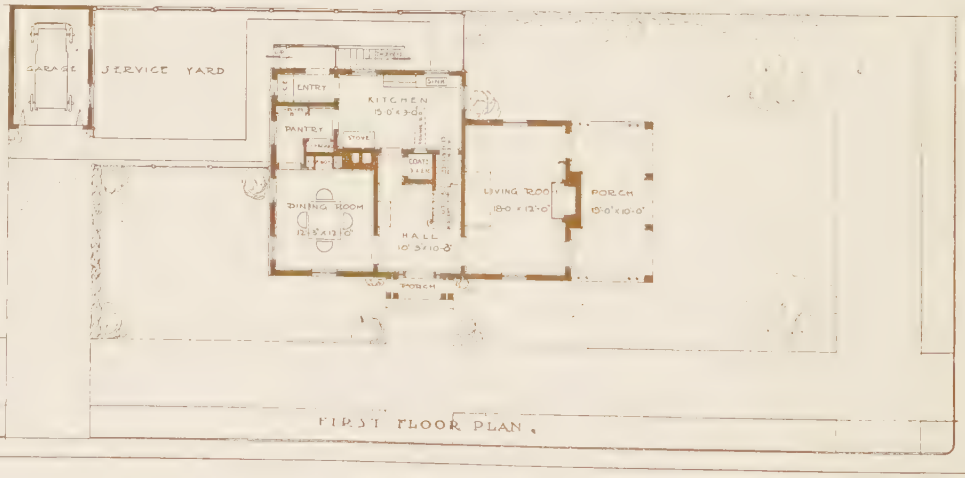
SECOND FLOOR PLAN

CUBAGE

MAIN HOUSE	17634.375
LIVING ROOM	641.25
PORCH (¼)	712.5
ENT PORCH (¼)	75.
TOTAL	24334.375

COLOR

SHINGLES ON SIDE WALLS TO BE WHITE-WASHED ALL MILL WORK TO BE PAINTED WHITE. THE SHUTTERS ARE TO BE PAINTED GREEN, AND THE ROOF IS TO BE LEFT TO WEATHER.

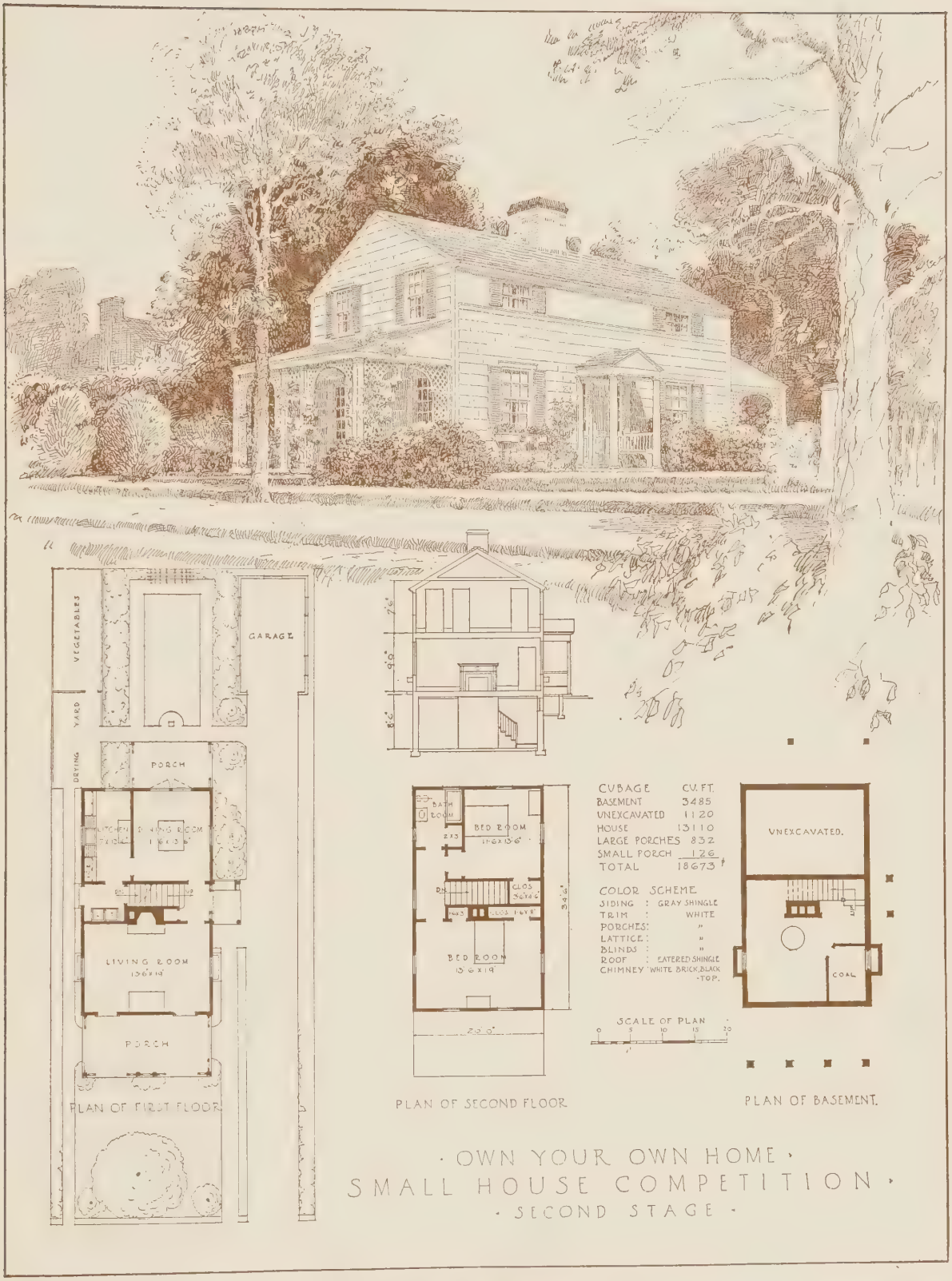


FIRST FLOOR PLAN.

Plan No. 108

MENTION DESIGN
Six Room House for Frame Construction
By ROBBINS L. CONN
101 Park Avenue, New York, N. Y.

Guide Cost $10,000

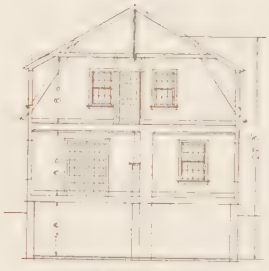


Plan No. 401

GROUP PRIZE DESIGN
Five Room House for Frame Construction
By JOHN FLOYD YEWELL
7 East 42nd Street, New York, N. Y.

Guide Cost $7,500

·CELLAR PLAN·



·SECTION·

·SECOND FLOOR PLAN·

·FIRST FLOOR PLAN·

·COLORS·

SIDE WALL SHINGLES WHITE-WASHED · TRIM PAINTED WHITE · SHUTTERS DARK GREEN · ROOF SHINGLES SILVER GRAY

·CUBAGE

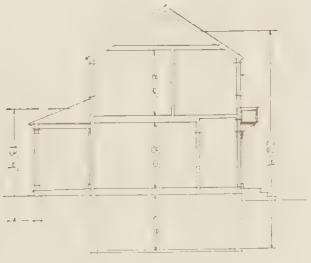
MAIN HOUSE	26 x 24¼ x 27½ =	18596
" PORCH ½ x 9 x 16½ x 14½ =		1095
ENTRANCE " ½ x 4 x 6 x 14 =		168
TOTAL		19859

A SIX ROOM COTTAGE

Plan No. 109

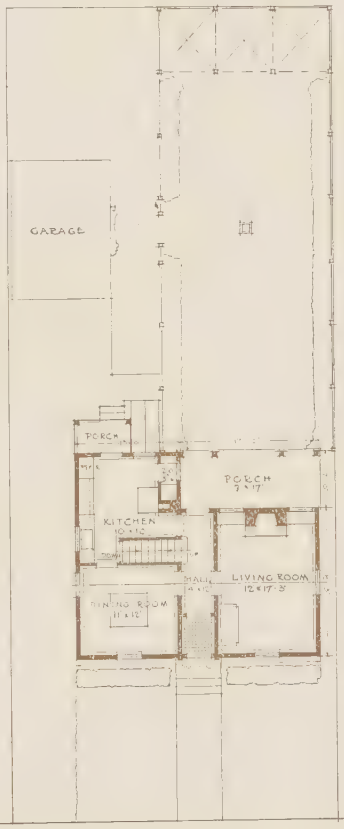
DESIGN FOR A SIX ROOM HOUSE
Frame Construction
By W. W. WEFFERLING
7 East 42nd Street, New York, N. Y.

Guide Cost $8,000



SECTION

SECOND FLOOR PLAN



FIRST FLOOR PLAN

DESIGN FOR A FIVE ROOM COTTAGE

CUBAGE

MAIN HOUSE	$18\frac{1}{2} \times 30 \times 26\frac{3}{8} =$	14645
WING	$7 \times 13 \times 13\frac{3}{4} =$	1251
MAIN PORCH	$\frac{1}{2} - 7 \times 17 \times 13\frac{3}{4} =$	818
KITCHEN "	$\frac{1}{2} - 4 \times 7 \times 13\frac{1}{4} =$	192
AREA	$5 \times 6\frac{1}{2} \times 6\frac{1}{2} =$	211
	TOTAL	171 17

COLORS

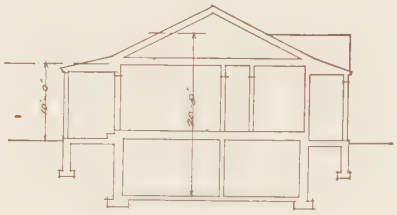
WALLS SHINGLED 10" TO WEATHER - SHINGLES AND TRIM - OLD VIRGINIA WHITE - SHUTTERS DARK GREEN - ROOF SHINGLES GRAYISH GREEN -

CELLAR PLAN

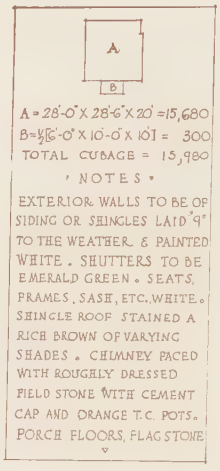
Plan No. 110

DESIGN FOR A FIVE ROOM HOUSE
Frame Construction
By SCOPES & FEUSTMANN
Saranac Lake, N. Y.

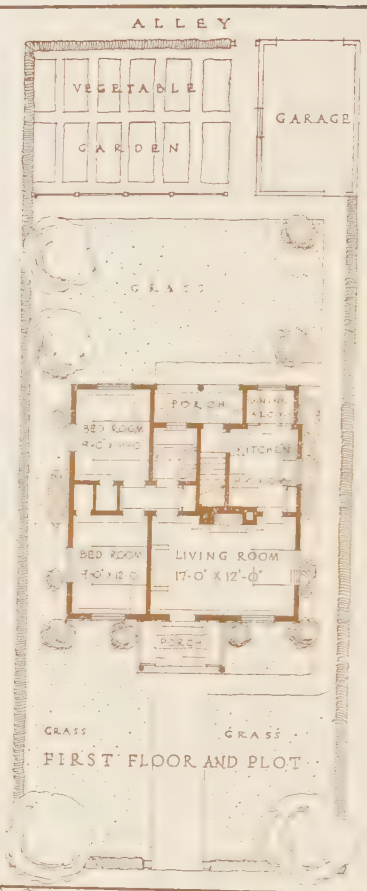
Guide Cost $7,000



· KEY · SECTION ·



BASEMENT PLAN ·

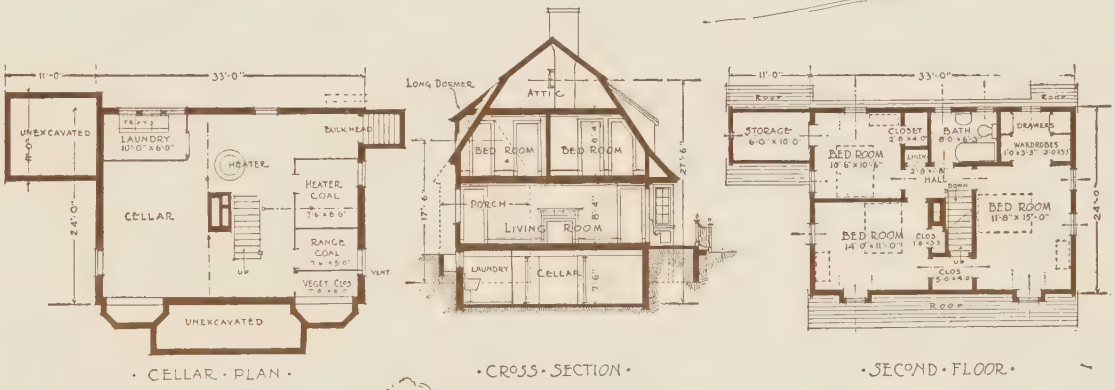


· DESIGN · FOR · A · FOUR · ROOM · HOUSE · IN · WOOD ·

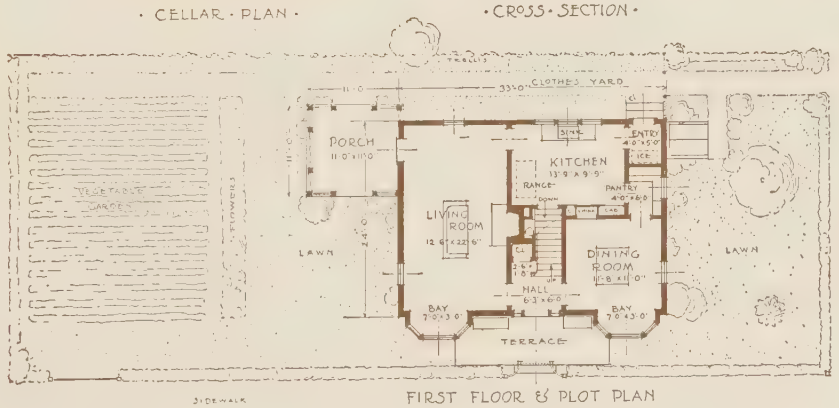
Plan No. 111

DESIGN FOR A FOUR ROOM HOUSE
Frame Construction
By J. IVAN DISE AND E. J. MAIER
2924 West Grand Boulevard, Detroit, Mich.

Guide Cost $6,500



· CELLAR · PLAN · · CROSS · SECTION · · SECOND · FLOOR ·



FIRST FLOOR & PLOT PLAN

· SIX · ROOM · FRAME · HOUSE ·

· DESCRIPTION ·

WALLS - WHITE DIPPED SHINGLES LAID ABOUT 7" TO THE WEATHER.
BLINDS - PAINTED GREY-GREEN
ROOF - GREEN AND GREY SLATE MIXED WITH LEAST CONTRAST
FOUNDATION WALLS - 10" CONCRETE

· AREA ·

MAIN HOUSE 33 FT X 24 FT -	792 SQ FT.
BAY WINDOWS 8 FT X 3 FT -	24 SQ FT.
GLAZED PORCH 11 FT X 11 FT. -	121 SQ FT.
TERRACE 19 FT X 6 FT -	114 SQ FT.

· HEIGHTS ·

HEIGHT OF MAIN ROOF	27½ FT.
HEIGHT OF PORCH ROOF	17½ FT.
DEPTH OF TERRACE	5 FT.
HEIGHT OF TWO BAYS	14 FT.

· CUBICAL CONTENTS ·

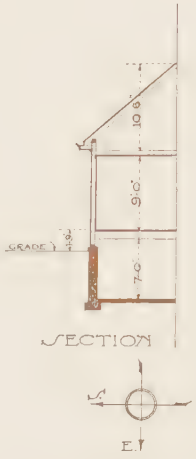
MAIN HOUSE	21,780	CUBIC FT.
2 BAY WINDOWS	672	CUBIC FT.
½ GLAZED PORCH	1,059	CUBIC FT.
½ OF TERRACE	285	CUBIC FT.
TOTAL	23,796	CUBIC FT.

Plan No. 112

DESIGN FOR A SIX ROOM HOUSE
Frame Construction
By SHAW & HEPBURN
24 Mt. Vernon Street, Boston, Mass.

Guide Cost $10.000

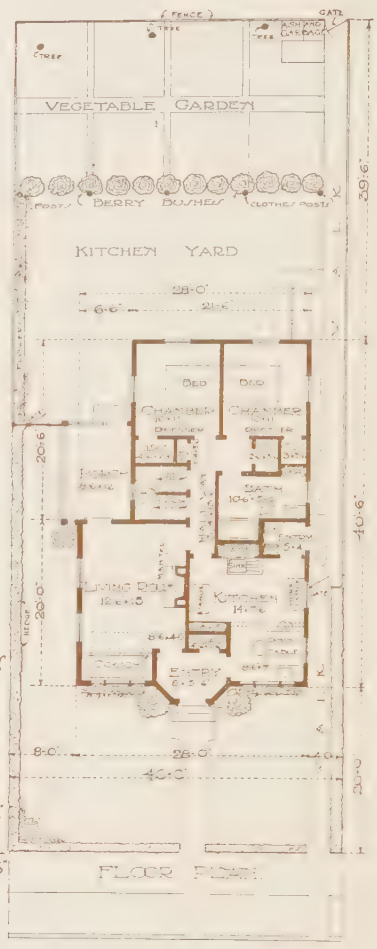
BASEMENT PLAN



NOTE!
DROP SIDING TRIM AND SASHES PAINTED WHITE.
ROOF, MOTTLED GREEN SHINGLES.
BRICK OF CHIMNEYS AND WATER-TABLE VARIEGATED RED BRICK.

CUBAGE.

FRONT WING	= 28×20×23 =	12880'
REAR "	= 21×20-6×23 =	9901-6'
PORCH	= 8-6×12-0×10÷½ =	510
	TOTAL	22291-6'

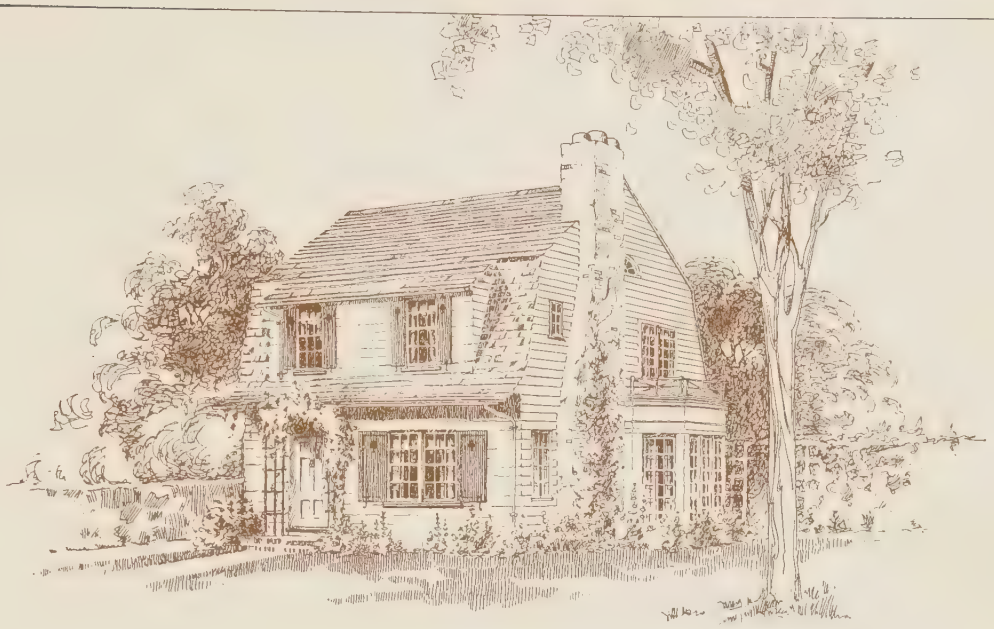


~ DESIGN FOR A FOUR ROOM ~
~ FRAME HOUSE. SMALL ~ ~
~ HOUSE ~ COMPETITION ~

Plan No. 113

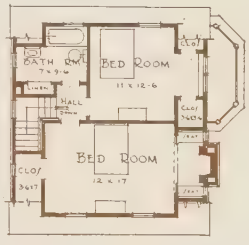
DESIGN FOR A FOUR ROOM HOUSE
Frame Construction
By C. WHITNEY STEVENS
1113 Schiller Building, Chicago, Ill.

Guide Cost $8,000

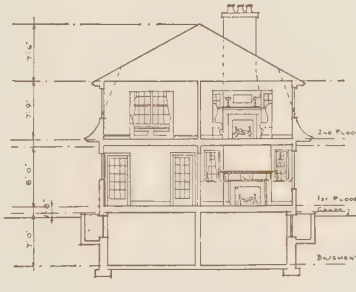


BASEMENT PLAN

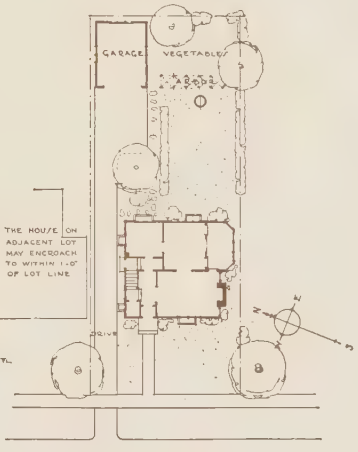
FIRST FLOOR PLAN



SECOND FLOOR PLAN.



SECTION



CUBAGE

BASEMENT - 26 X 26 X 8 _ _ _ _ 5,408 CU. FT.
FIRST FLOOR - 26 X 26 X 9 _ _ _ 6,084 " "
SECOND FLOOR - 26 X 26 X 7½ _ 5,070 " "
ATTIC - 26 X 26 X 3½ _ _ _ _ _ 2,366 " "
PORCH - 13½ X 3½ X 15 X ½ _ _ _ _ 352 " "
TOTAL CUBAGE 19,280 CU FT

SUGGESTED TREATMENT

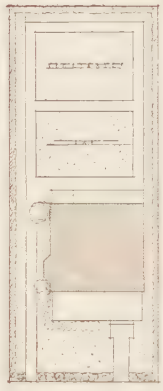
HOUSE TO BE PAINTED WHITE WITH BLUISH GREEN BLINDS & SHINGLES STAINED A DEEP GREEN. EXTRA WIDE CLAPBOARDS, STUCCO, CHIMNEY WITH BRICK SHOWING IN VARIOUS SPOTS TO ADD COLOR. BRICK ENTRY & WALK

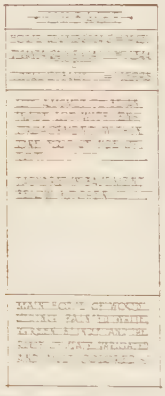
A SMALL FRAME HOUSE

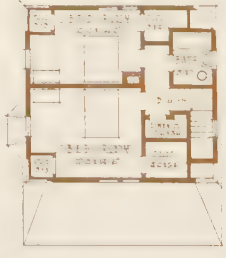
Plan No. 114

DESIGN FOR A FIVE ROOM HOUSE
Frame Construction
By J. S. WHITMAN
447 Potomac Avenue, Buffalo, N. Y.

Guide Cost $8,000







Plan No. 115

DESIGN FOR A FOUR ROOM HOUSE
Frame Construction
By WILLIAM P. CALLAHAN
44 Bromfield Street, Boston, Mass.

Guide Cost $6,500

The House of Brick

WHEN the choice of the material for a home is being considered, the essential qualities that are desirable—permanence and style, strength and beauty—point directly to face brick. Durable as the eternal hills, it is proof against the corrosion of the seasons and the ravages of fire, thus reducing the cost of maintenance and depreciation to a minimum; and, beautiful in its varied colors and textures as the finest fabrics, it offers to the eye an artistic charm that meets the most refined and discriminating taste.

Structurally brick are the soundest possible material. In the first place, the size and form of brick make them an easy material to handle and adaptable to the master mason's skillful craftsmanship. He builds them one by one into a solid wall fabric strong and durable. Then the brick themselves, hardened and matured in fire, submit to the heaviest pressures and resist both the attacks of flame and the corrosions of time. Brick may well be called an everlasting material because they neither burn nor decay. Their history affords sufficient testimony, and the scene of any conflagration shows the brick walls and chimneys as solemn witnesses of their enduring strength.

From an artistic point of view, brick can make equally strong claims to consideration. An endless variety of color tones and textures are offered for your choice which you may use in uniform shades, or, preferably, in blended shades of the most delicate and charming effects. No other building material can approach face brick in the possibility of color schemes for the wall surface, either within or without,—and the colors last, for they are an integral part of the enduring brick.

But to the artistic effect of the brick texture and color must be added the artistic effects secured by the treatment of the bond and mortar joint. The manner in which the brick are made to overlap in the wall has a decided influence on the result, and the mortar joint, in color, size, and kind is likewise of importance in the final effect. The mortar joint may spoil or make the beauty of your wall.

The great improvement that has taken place in the manufacture of brick in recent years has been a large factor in increasing the popularity of this material. Years ago good brickwork was supposed to call for bricks of absolutely uniform shape with perfect, sharp edges and laid in the wall with a mortar joint that appeared only as a hair line on the surface. This extreme mechanical perfection resulted in a wall that was entirely flat and wholly without any life or interest, and it was but natural that when brick was suggested as a material for a home people thought of ugly factories and warehouses and were not enthusiastic about it.

This is all changed now, due to the greater intelligence with which brick is used, and there is today no other material that combines so well the qualities of dignity and beauty. The wide range of colors and textures now available gives the architect and builder an opportunity to provide homes of great charm.

Solid brick construction is most enduring and is steadily growing in favor owing to the low cost of upkeep which in a few years offers sufficient

saving to offset the extra cost at the start. In cases where people want the exterior appearance of a brick house but cannot afford the cost of solid masonry a good form of construction is brick veneer over wood studding. The bricks are tied to the boarding, either with metal strips laid in the joints and attached to the wall or by nails driven in above the brick so that they are bedded in the mortar joint. Brick veneer, of course, makes it difficult to have the advantage of the many attractive bonds that are possible in solid brick construction but the advantages of color, texture and mortar joint are present which make the exterior appearance, to all intents and purposes, the same as solid brick.

There are many architectural styles eminently suitable for brick construction, in fact many of the most pleasing architectural forms have been developed around the use of brick. There is the simple colonial style which is increased in dignity by the permanence of brick, and in interest through its color. Then there are the many variations of English houses which range from the formal Georgian type, similar to our colonial, through the Tudor and Elizabethan forms with stone trim and attractive gables, to the picturesque type based on the English cottage. To increase the picturesque effect in these latter types brick is frequently used in combination with other materials such as half timber treatment, the panels between timbers being filled in with brick laid in patterns or with stucco.

Brick may satisfactorily be used in either a simple or an elaborate architectural scheme; there are practically no limitations and it is certain that, whatever style is chosen, the exterior effect in brick is more striking than when other materials are used, because of the wonderful glowing color a brick wall possesses. As the years go by the brick wall improves in appearance; it takes on new beauty which, combined with the color of vines and shrubs, presents a true picture of "home" at all seasons of the year.

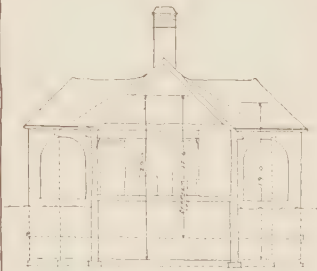
The economic merits of the face brick house are striking. From the very nature of the material and its construction you save on upkeep or maintenance, on depreciation, on insurance rates, on fuel, and even on doctor's bills. Brick do not decay, they require no paint, their depreciation is practically nil, they make a tight wall that saves fuel, and a sanitary one that prevents vermin.

When it comes to sentimental reasons, your sense of satisfaction in having a substantial and attractive house, of justifiable pride and self-respect in possessing a home of distinction which your friends and neighbors admire, is a sort of imponderable value really worth more than money.

The building of a home is the most important undertaking in your life, not only because it is the center and symbol of the family, but because from the practical money point of view, it involves a considerable investment. You don't build a home every year or every decade. It must, therefore, satisfy you in every way; you must build right, for when the house is built, it is too late to change if you are dissatisfied. Your only wisdom, therefore, in building a home is to make it a valuable permanent investment, thoroughly satisfactory to yourself and to others who, if circumstances require, may take it off your hands to your advantage. The choice of brick will be an important factor in achieving this result.

CUBAGE

A	12'6"	26'0"	17'6"	5460
B	9'6"	26'0"	20'0"	4940
C	7'6"	9'6	19'0"	1354
D	17'6	20'0"	20'0"	7000
E	7'6"	9'6"	19'0"-½	677
		Total		19431



Key Section

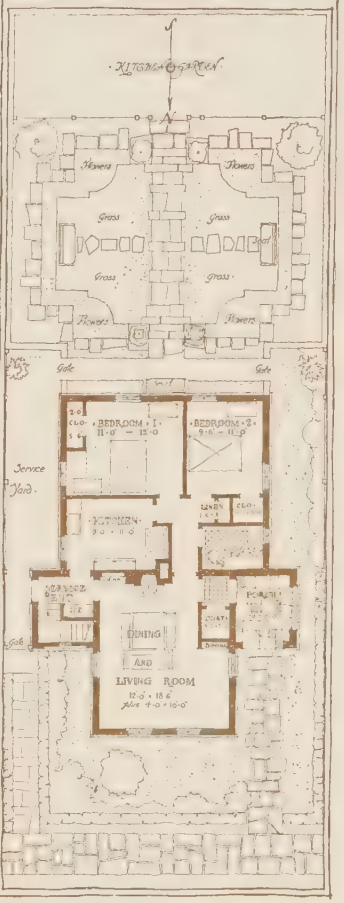
BASEMENT PLAN

COLOR
Over burned Brick (2nds) Whitewashed
Slate Roof

OWN YOVR HOME
FOVR-ROOMED house of BRICK
On an Internal Lot with no Encroachments

Scale

Garden

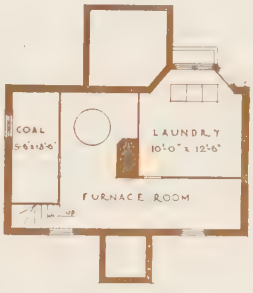


FIRST FLOOR PLAN

Plan No. 205

Guide Cost $8,500

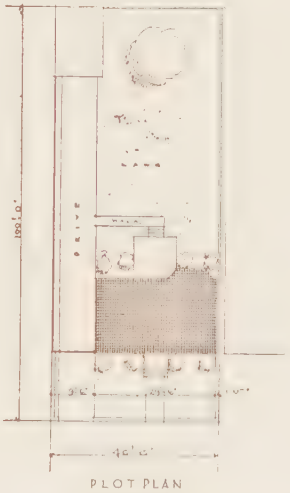
MENTION DESIGN
Four Room House for Brick Construction
By JOHNSON & FORD
610 Fenton Building, Jamestown, N. Y.



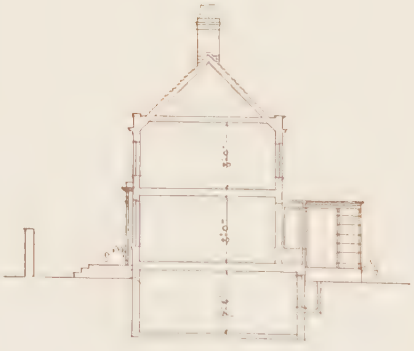
BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



PLOT PLAN



SECTION

SCALE

CUBAGE

MAIN BUILDING
18'-0" x 29'-6" x 29'-0"
15,399 CUBIC FEET
LIVING ROOM BAY
2'-6" x 8'-0" x 16'-0"
320 CUBIC FEET
LIVING RM PORCH
10'-0" x 11'-0" x 12'-0"
ONE HALF THE CUBAGE
660 CUBIC FEET
TOTAL CUBAGE
16,379 CUBIC FEET

COLOR SCHEME
MAIN BUILDING TO BE RED BRICK. CORNICE, ENTRANCE, BLINDS PORCH, BAY, TO BE WOOD PAINTED WHITE, EXCEPT BLINDS WHICH ARE TO BE LIGHT GREY. ROOF TO BE SLATE

CUBAGE AND COLOR SCHEME

Plan No. 206

MENTION DESIGN
Four Room House for Brick Construction
By CHAUNCEY F. HUDSON
25 Dun Building, Buffalo, N. Y.

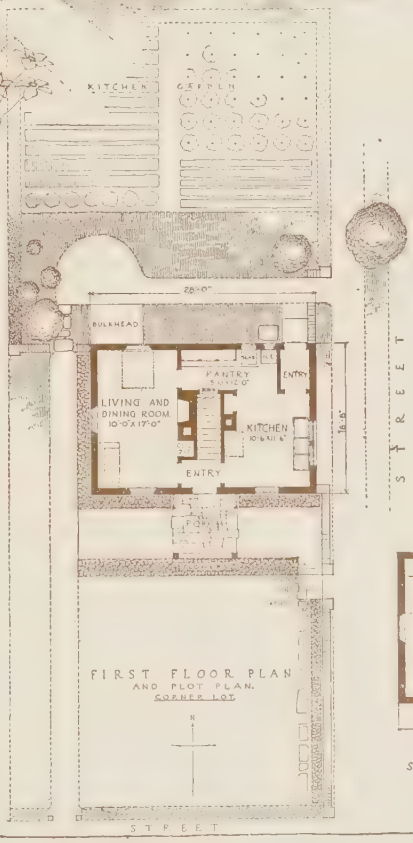
Guide Cost $7,500

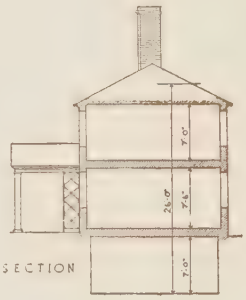
CUBAGE.

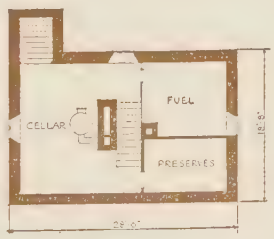
HOUSE: 28-0 x 18-8 x 26-0" = 13590
PORCH: 5'-0" x 6'-6" x 9'-6" = 309
BULKHEAD: 5-0 x 6-6 x 7-0" = 228
CUBIC FEET.....14,122

SUGGESTED TREATMENT.

ROOF COVERING TO BE SURREY TILES. ALL FACE BRICKWORK TO BE TOPS AND BENCHES OF WATER STRUCK BRICK. EXTERIOR OF SASH AND DOORS TO BE PAINTED CREAM WHITE. BRICK JAMBS OF WINDOW AND DOOR OPENINGS TO BE COATED WITH CEMENT AND JAMBS AND WOOD STAFF BEADS TO BE PAINTED A DEEP WARM BROWN. BLINDS TO BE PAINTED OLIVE GREEN. PORCH FINISH, LATTICE, PAINTED CREAM WHITE.







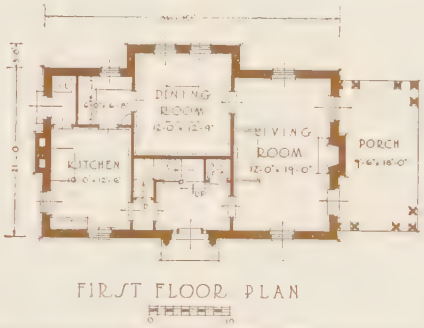
CELLAR PLAN.

SECOND FLOOR PLAN.

Plan No. 207

MENTION DESIGN
Four Room House for Brick Construction
By RICHARD M. POWERS
45 Bromfield Street, Boston, Mass.
(This was also given a Group Prize with drawings shown on pp. 37 and 69)

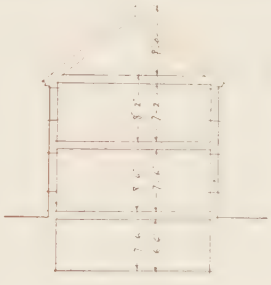
Guide Cost $6,500



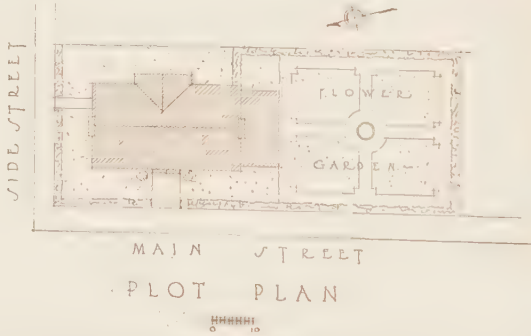
FIRST FLOOR PLAN

SECOND FLOOR PLAN

BRICK SMALL HOUSE COMPETITION SIX ROOM



SECTION



PLOT PLAN

CUBAGE

HOUSE	22,659 CU. FT.
PORCH	723 "
TOTAL	23,382 CU. FT.

BRICKWORK - RED WATERSTRUCK, LAID IN FLEMISH BOND

TRIMINGS - WOOD PAINTED WHITE

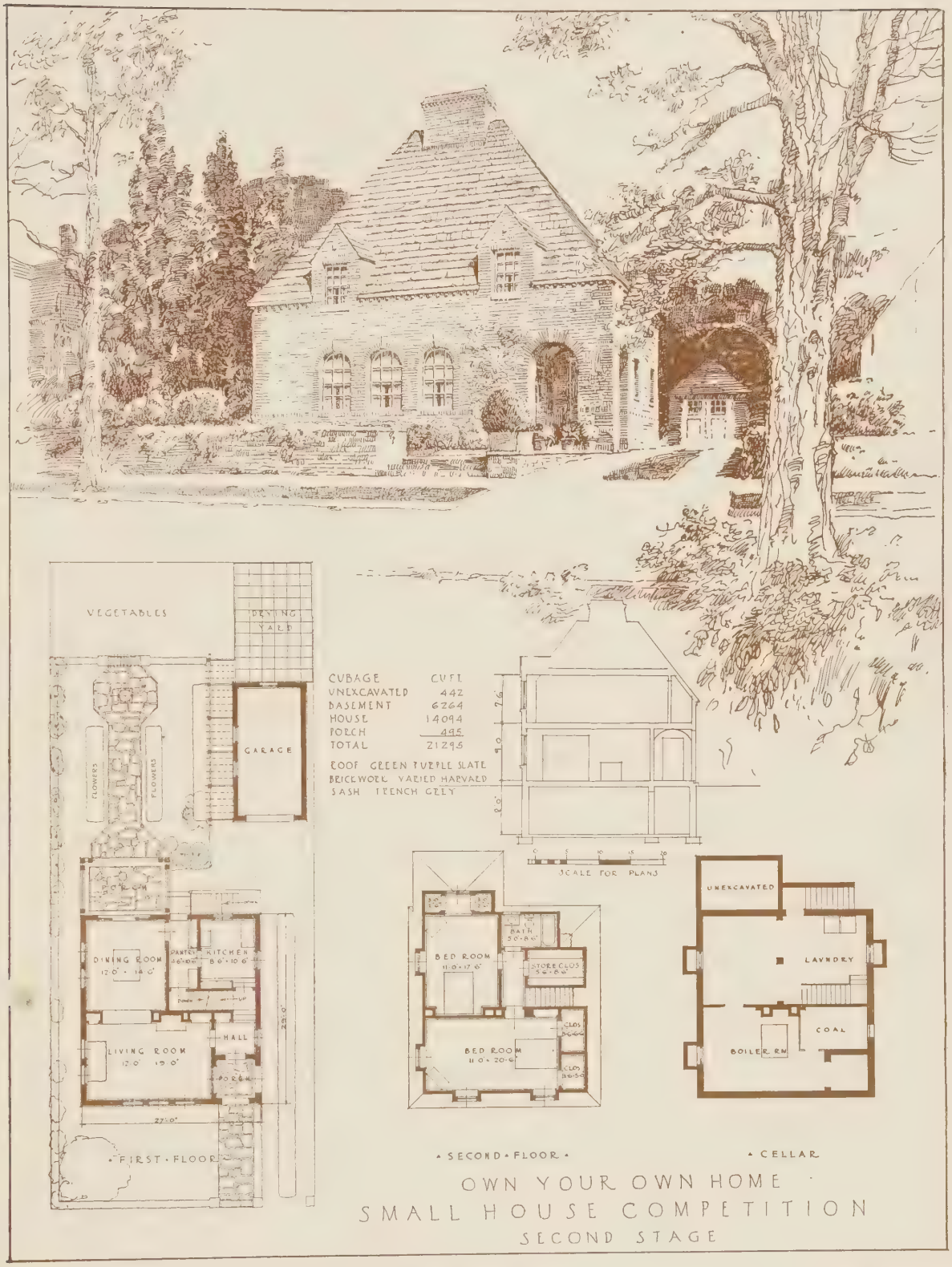
ROOF - VARIEGATED SLATE

LAUNDRY & HEATING PLANT IN BASEMENT

Plan No. 208

MENTION DESIGN
Six Room House for Brick Construction
By ISIDOR RICHMOND
69 Everard Street, Beachmont, Mass.

Guide Cost $10,500

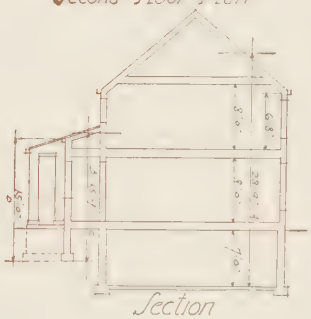


Plan No. 402

GROUP PRIZE DESIGN
Five Room House for Brick Construction
By JOHN FLOYD YEWELL
7 East 42nd Street, New York, N. Y.

Guide Cost $9,500

Second Floor Plan



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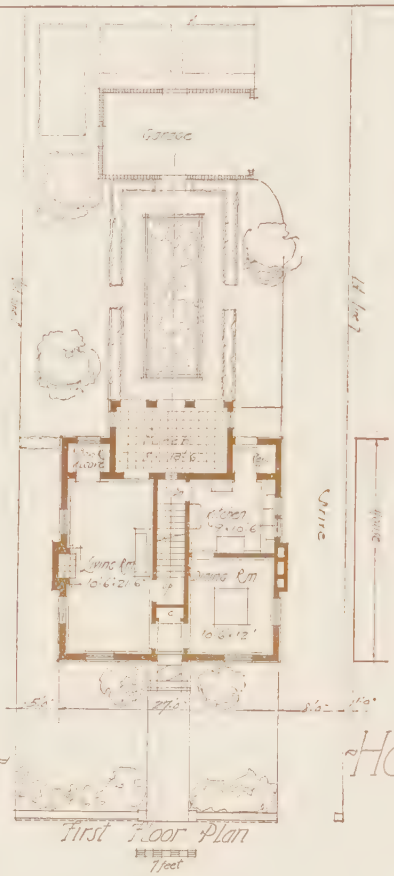
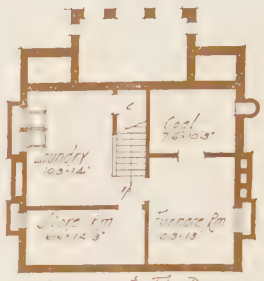


First Floor Plan

7 feet



Basement Fl. Plan.

A 23 x 27 - 28'9"	17,854	CU.FT.
B 43'6" x 15'9"	402	"
C 43'6" x 15'9"	402	"
D 8'9" x 15' x 15' - ½ cu base	985	"
Total.	19,643	"

Roof to be a varnished Slate Roof. Brick to be a Harvard Brick laid up in English Bond with 2¾ courses Belt course is to be Indiana Lime-Stone. All exterior wood work to be painted white.

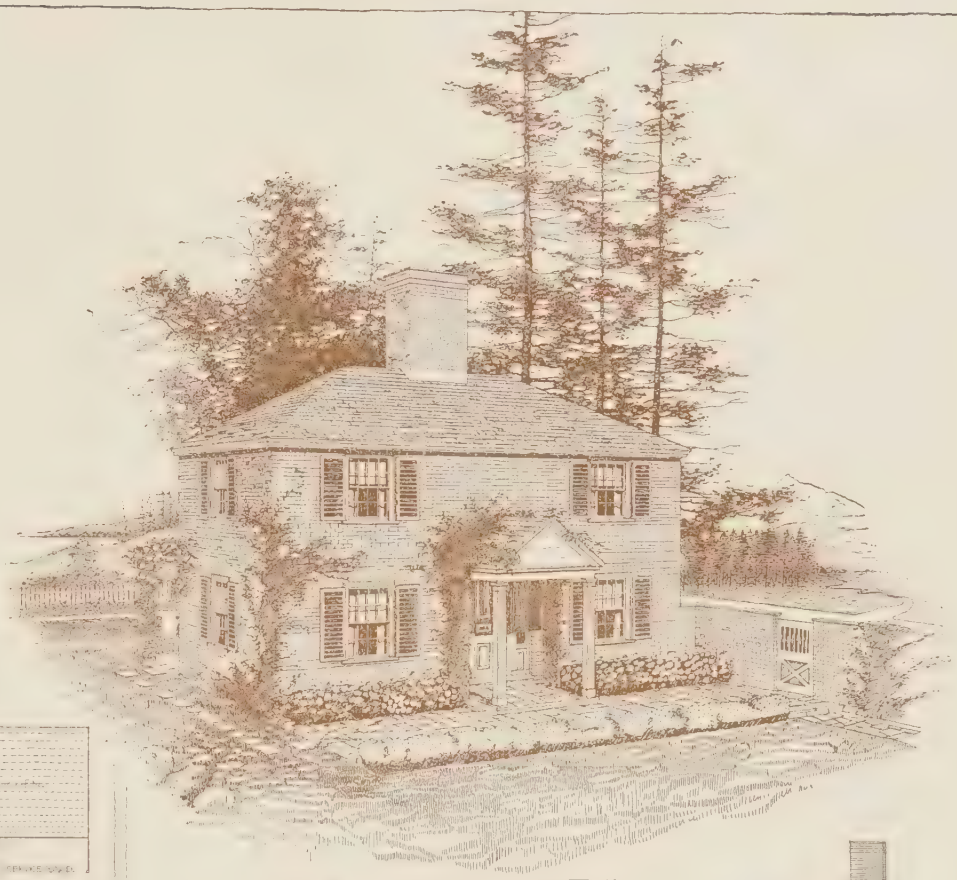
Cubage

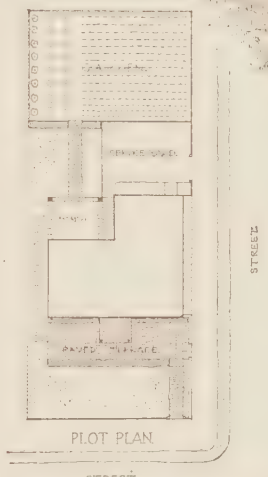
Design for a 6 room House in Brick

Plan No. 404

GROUP PRIZE DESIGN
Six Room House for Brick Construction
By J. IVAN DISE AND E. J. MAIER
2924 West Grand Boulevard, Detroit, Mich.

Guide Cost $9,000



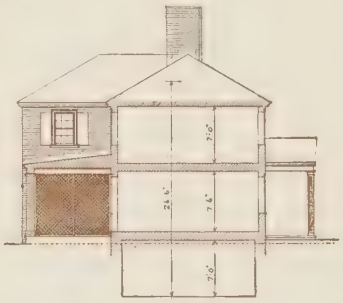


PLOT PLAN.

NOTES ON MATERIAL AND COLOR.
ROOF COVERING TO BE MOTTLED PURPLE AND GREEN SLATE: FACE BRICK TO BE HARD BURNED WATER STRUCK BRICK. EXTERIOR FINISH TO BE PAINTED CREAM. BLINDS TO BE PAINTED OLIVE GREEN.

COMPUTATION OF CUBAGE..

MAIN HOUSE.	19'-0" × 33'-0" × 26'-6" =	16615
KITCHEN ELL.	11'-0" × 17'-2" × 26'-6" =	4998
REAR PORCH.	$\frac{10'-0" \times 13'-0" \times 10'-0"}{2}$ =	650
ENTRANCE PORCH.	$\frac{6'-0" \times 7'-0" \times 11'-0"}{2}$ =	231
TOTAL CUBIC FEET.		22,494



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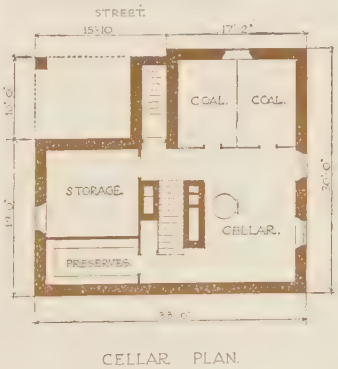
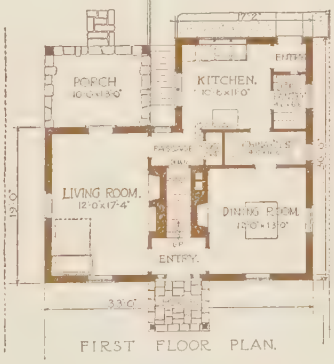
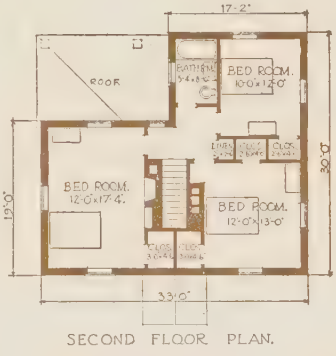


CELLAR PLAN.



FIRST FLOOR PLAN.

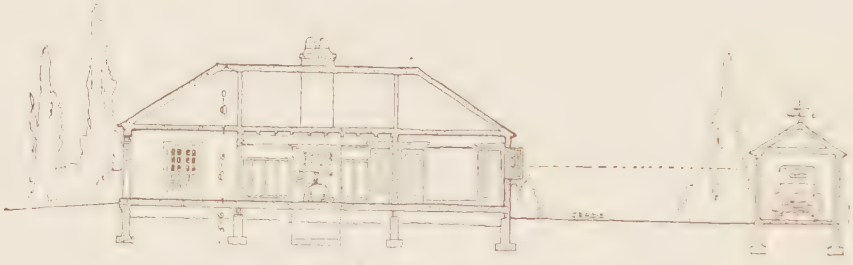


SECOND FLOOR PLAN.

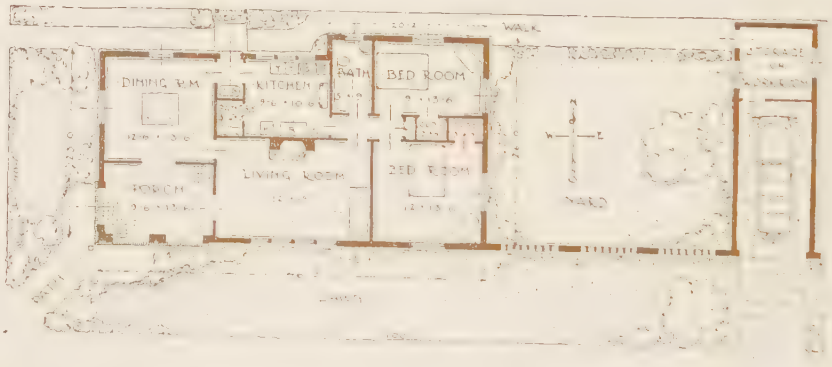
Plan No. 209

DESIGN FOR A SIX ROOM HOUSE
Brick Construction
By JOSEPH G. McGANN
45 Bromfield Street, Boston, Mass.

Guide Cost $10,500



SCALE FOR PLAN & SECTION



CUBAGE

MAIN PORTION 46·23·18 · 19044 CF.
PROJECTION 5·20·14 = 840 "
TOTAL CUBICAL CONTENTS · 19884 "

WHILE THE PLAN IS DRAWN FOR CORNER LOT, THIS HOUSE COULD BE PLACED ON AN INSIDE LOT WITH DETRIMENTAL ENCROACHMT. GARAGE COULD BE OMITTED OR MOVED.

NOTES

WALLS OF MINGLED SHADES OF BLUE TO RED ROUGH TEXTURED BRICK. ⅜ ROUGH CUT FLUSH MORTAR JOINTS · · · · · ·
ROOF OF UNFADING MOTTLED GREEN & PURPLE SLATE IN GRADUATED EFFECT 10 EXPOSURE AT EAVES 4" AT RIDGE
PORCH FLOOR 6"×6" RED QUARRY TILE ½" BLACK JOINTS · · · · · · · · ·

· DESIGN · FOR · FIVE · ROOM · BRICK · HOUSE ··

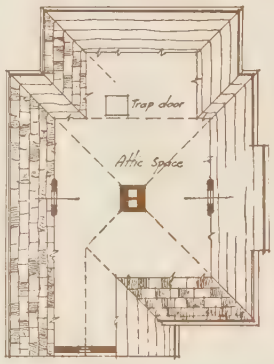
Plan No. 210

DESIGN FOR A FIVE ROOM HOUSE
Birck Construction
By R. W. RUMENELL, JR.
Courtenay, Fla.

Guide Cost $9,500

Use Full range red brick with wide mortar joints cut flush. Roof to be "Colorblende" asbestos shingles.

· A · FOUR- ROOM · HOUSE · IN · BRICK ·



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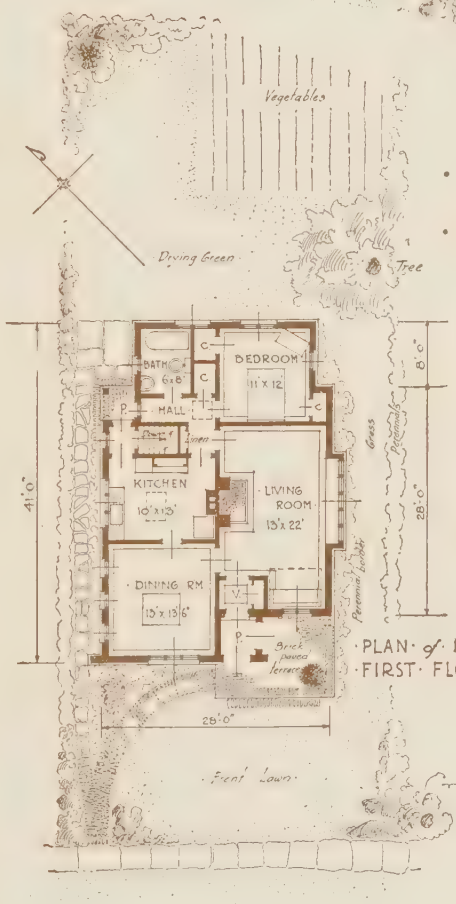
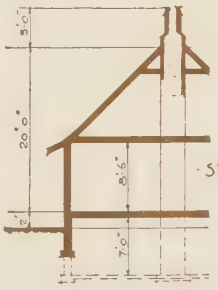
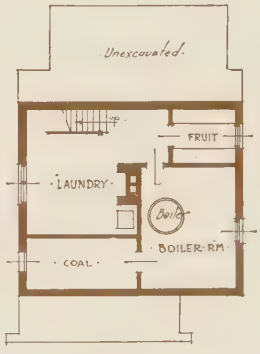


· PLAN · of · the · FIRST · FLOOR ·



· SECTION ·



· BASEMENT ·

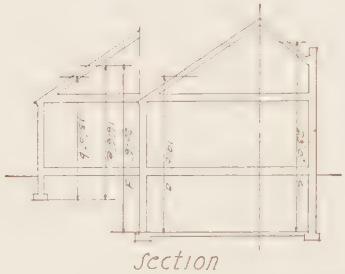
CUBAGE :

· Main part of House : 28' x 28' x 20'	· 15680 ·
· Front Gable : 5½ x 20' x 16'	1760 ·
· Rear Wing : 8' x 22' x 16'	2816 ·
· Basement · 28' x 24' x 3' (Extra depth)	2016 ·
Total	22272

Plan No. 211

Design for a Four Room House
Brick Construction
By R. W. Koch
305 South State Street, Ann Arbor, Mich.

Guide Cost $10,000



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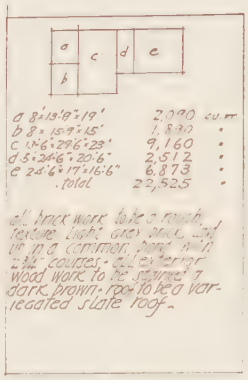
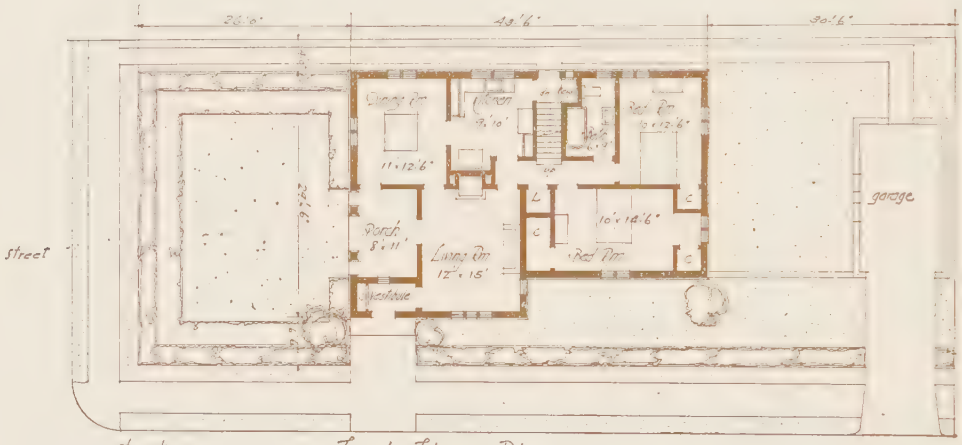


Cubage and Notes

Basement Plan

Design for a 5-Room House in Brick

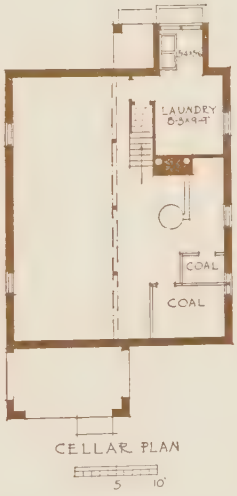


First Floor Plan

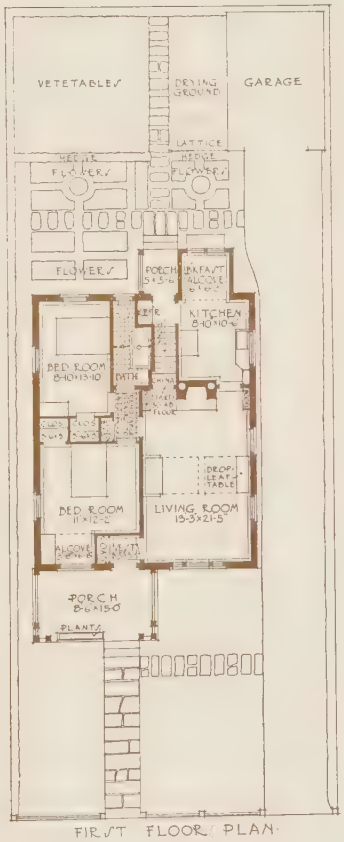
Plan No. 212

DESIGN FOR A FIVE ROOM HOUSE
Brick Construction
By J. IVAN DISE AND E. J. MAIER
2924 West Grand Boulevard, Detroit, Mich.

Guide Cost $10,500

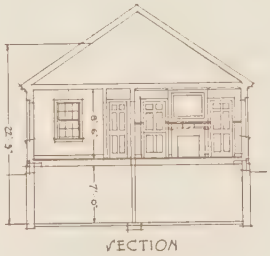


CELLAR PLAN



FIRST FLOOR PLAN

A FOUR ROOM BRICK HOUSE.



SECTION

CUBAGE:

HOUSE	34 x 27½ x 17½	= 16596
" ROOF	12½ x 27½ x 9-2	= 1547
	21.5 x 27½ x 9-3	= 1773
BREAKFAST ALCOVE	5½ x 7 x 16	= 616
FRONT PORCH	8½ x 15 x 17' ÷2	= 1088
REAR PORCH	5 x 5½ x 13 ÷2	179
	TOTAL=	21799

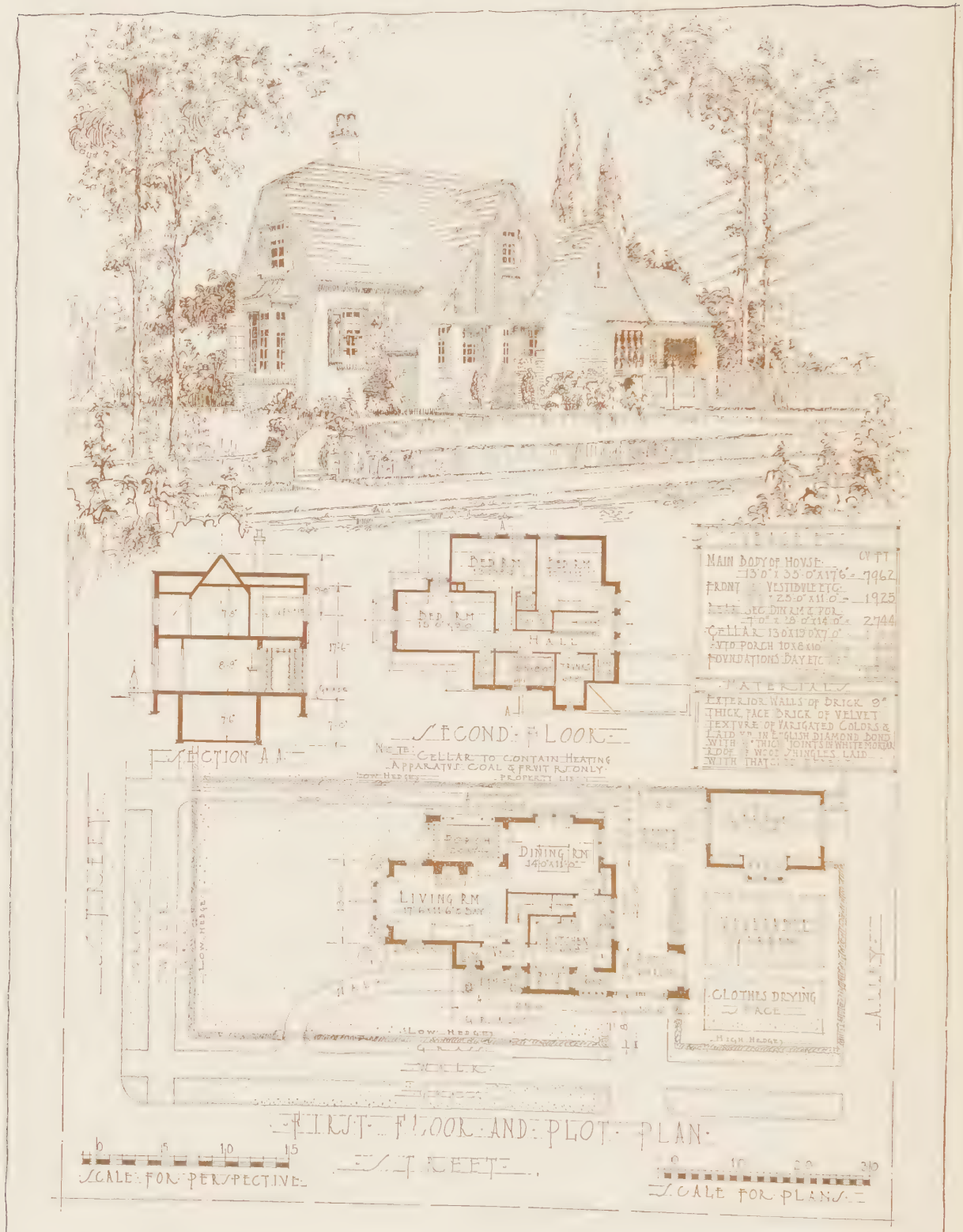
COLOR SCHEME:

DARK RED SELECTED COMMON BRICK, WIDE WHITE MORTAR JOINTS. WHITE TRIM AND SHUTTERS. VARIEGATED GREEN AND PURPLE SLATE ROOF.

Plan No. 213

DESIGN FOR A FOUR ROOM HOUSE
Brick Construction
By SCOPES & FEUSTMANN
Saranac Lake, N. Y.

Guide Cost $10,000



Plan No. 214

PLAN FOR A SIX ROOM HOUSE
Brick Construction
By J. P. JOGERST
3440 Cass Avenue, Detroit, Mich.

Guide Cost $11,000

A SIX ROOM BRICK HOUSE

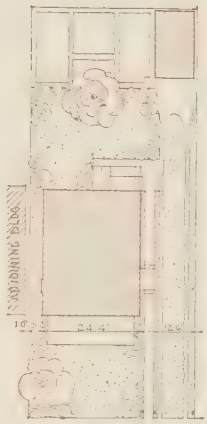
LOT · 40 × 100 FEET

· CUBAGE ·

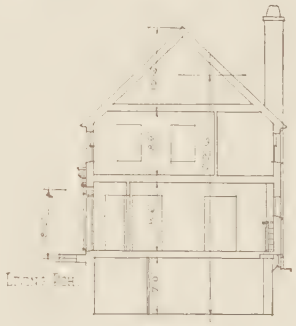
HOUSE	24'-4" × 31'-2" × 29'-6" =	22224
LIVING PORCH	8 × 20 · 8½ × ½ =	680
	TOTAL · CU FT. =	22904

· COLOR SCHEME ·

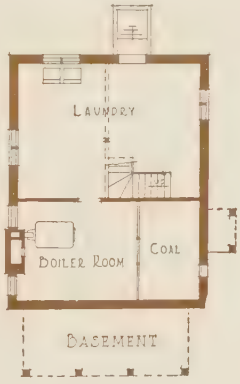
WALLS OF BRICK RANGING IN COLOR FROM REDDISH-BROWN TO BLUE-BLACK WITH FLUSH GRAY JOINT - SHUTTERS, FRAMES AND PORCH-STONE COLOR - SASH, GREEN-BLACK - GRAY GREEN SHINGLE ROOF.

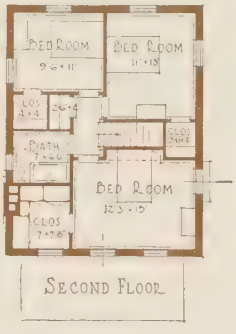


PLOT PLAN



SECTION





· FIRST FLOOR ·

SCALE FEET

Plan No. 215

DESIGN FOR A SIX ROOM HOUSE
Brick Construction
By ELMER J. FOX
9209 University Avenue, Chicago, Ill.

Guide Cost $10,500

Back-Plastered Metal Lath for Home Building

DEVELOPMENT of metal lath as a basic exterior wall material has been one of the remarkable features of recent progress. Its easy adaptability to every kind of building has led to its wide use and the attendant evolution from crude to perfect construction has brought forth several distinct types of exterior wall, of which the back-plastered form has been found by actual tests to be the most efficient.

In back-plastered construction the studs are erected as usual, but no sheathing is used. Furring strips (metal preferred) are placed along the studs and the metal lath attached at once. The metal lath is placed with the long dimensions (8 ft.) across the supports and fastened by nailing or stapling every 6 ins.

The first exterior stucco coat is applied as usual and the plasterer goes to the inside of the house and plasters with the same material between the studs on to the keys of the exterior coat. This positively imbeds the lath and forms a reinforced monolithic coat of cement which common sense and many tests tell us is far stronger than sheathing.

After the back-plastered coat has been completed the next step is the insulation. Satisfactory results have generally been obtained without paper insulation of any kind. It is wise, however, to provide a safeguard against extremes of weather. Ordinary building paper, doubled, forms a satisfactory and inexpensive insulating medium. The paper is cut in between the studs and fastened by nailing wood strips over the folded edges of the material and so placed as to leave about 1 inch air space between it and the stucco.

All that remains to complete the black-plastered exterior wall is the lathing and plastering of the interior side of the wall. In a general way the operations are identical with those described for the exterior wall. Furring, however, is usually dispensed with and a lighter lath is used, 2.3 lbs. per square yard being the minimum weight recommended. Back plastering of this side of the wall is of course mechanically impossible. If care is taken in applying the plaster a perfect and satisfactory key is attained.

When the exterior is decided upon the next consideration is the permanency and safety of the interior. Cracks in plaster are the most objectionable and unsightly evidence of thoughtlessness in construction. They are nearly always unnecessary and can be avoided if metal lath is used as a base and reinforcement for the plaster. It is not necessary to use this modern lathing material throughout; the expense is negligible when its use is confined to the places where cracks are most unsightly or where they are most likely to occur.

Common sense dictates these positions:

A. On ceilings of prominent rooms, because the living room, dining room and hall are seen by most visitors.

B. Lapped 6 inches on either side of wall angles and around doors, because these places are certain to crack unless reinforced.

C. Back of wainscots and tile mantels, because the constant changes of moisture and temperature affect ordinary lath and cracks are unsanitary or unsafe here.

D. Across the plumbing pipes and heat ducts, for the same reasons.

Metal lath is made from steel sheets so expanded or punched that the myriad of holes allows the plaster to push through and form an unbreakable bond or "key." The metal mesh reinforces the plaster and prevents cracks and dislodgments, usually caused by warping, vibrations and ordinary settlement.

Metal lath does not warp, twist, expand, contract or stain the plaster it will not burn and will reinforce the plaster under most ordinary circumstances which will completely wreck the finish on other material. Repairs and redecoration costs are minimized and the home will always bring a high value on sale as there is no evidence of deterioration.

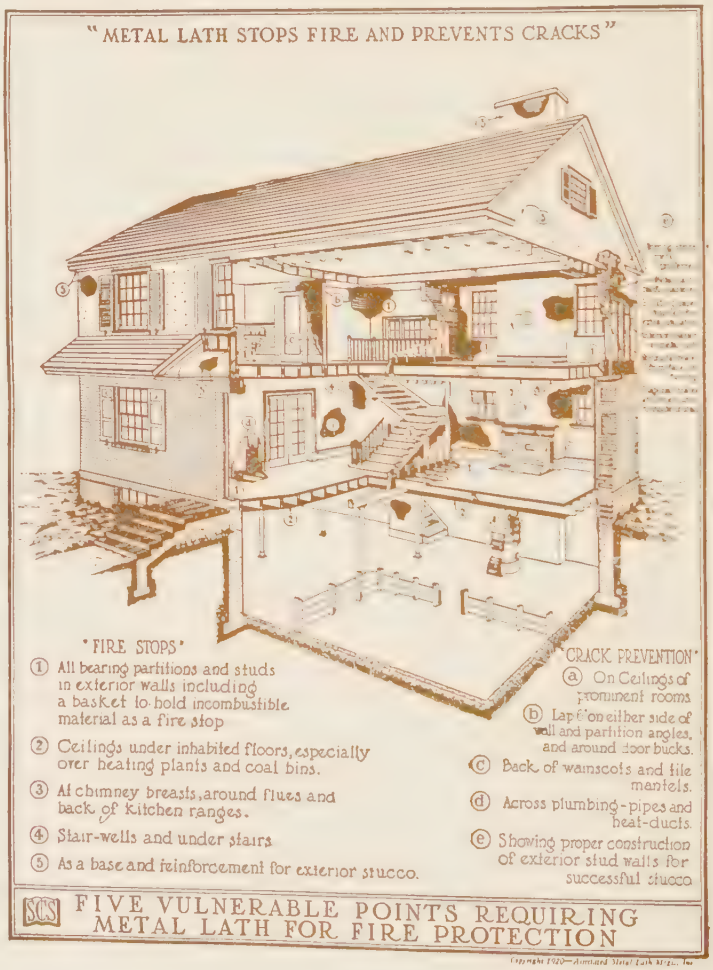
All fire prevention engineers realize that over 90% of all residence fires start inside the house. These are from electricity, either crossed wires, misuse of appliances or other causes, or from over-heated flues, coal-bin fires or spontaneous combustion, actual carelessness or accident.

As these are constant and recurrent, about $63,000,000 loss is suffered each year to say nothing of the 23,000 people burned to death. It is best to be sure—fight fire where it starts. As the greatest danger of fires is at certain points, metal lath can be used there only and safety is assured for the family.

The "five vulnerable points" at which good sense dictates the use of metal lath are:

1. All bearing partitions, and studs in exterior walls, including a basket to hold incombustible material as a fire stop.
2. Ceilings under inhabited floors, especially over heating plants and coal bins.
3. At chimney-breasts, around flues and back of kitchen ranges.
4. Stair-wells and under stairs.
5. As a base and reinforcement for exterior stucco.

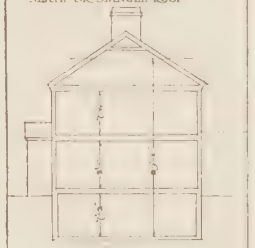
Choose from these points and talk with your architect and contractor so that your home will be permanently beautiful, inside as well as outside, and the lives of its occupants safe from fire.



CUBAGE ~

HOUSE 25'×26'5"×29'-6" = 19661 cu. ft.
VESTIBULE 4'×7'×11' = 308 cu. ft.
PORCH 9'×15'×16'-6"÷2 = 614 cu. ft.
TOTAL NUMBER OF CUBIC FT. 20583

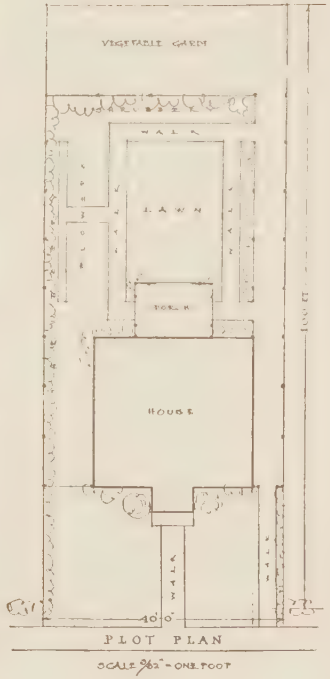
EXTERIOR OF WHITE STUCCO ON BACK PLASTERED METAL LATH WHITE BLINDS ETC. SLATE OR SHINGLE ROOF



CROSS SECTION
3/32" SCALE

NOTE THAT THIS DESIGN MAY ALSO BE BUILT OF BRICK.
JANUARY 24, 1921

SCALE 1/8" = ONE FOOT



SCALE 3/32" = ONE FOOT

DESIGN FOR A FOUR ROOM STUCCO HOUSE

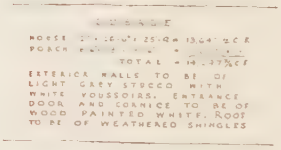
MATERIAL
BACK PLASTER ON METAL LATH
AND STUCCO.

Plan No. 305

MENTION DESIGN
Four Room House for Back-Plastered Metal Lath and Stucco Construction
By ALFRED COOKMAN CASS
101 Park Avenue, New York, N. Y.

Guide Cost $8,500.

PERSPECTIVE VIEW



FIRST FLOOR PLAN

OWN YOUR HOME COMPETITION DESIGN FOR A FOUR ROOM HOUSE
OF BACK PLASTER ON METAL LATH AND STUCCO

Plan No. 306

MENTION DESIGN
Four Room House for Back-Plastered Metal Lath and Stucco Construction
By EDGAR AND VERNA COOK SALOMONSKY
368 Lexington Avenue, New York, N. Y.

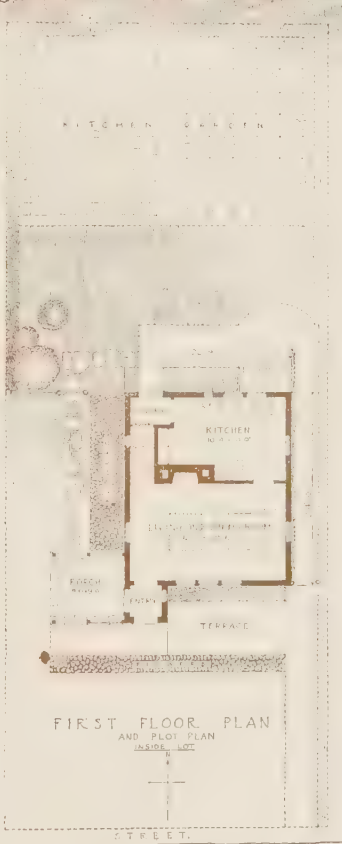
Guide Cost $6,000

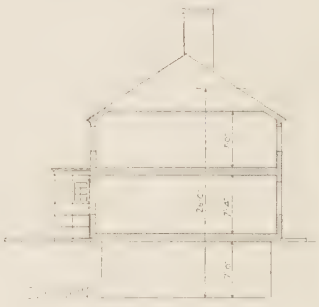
CUBAGE.

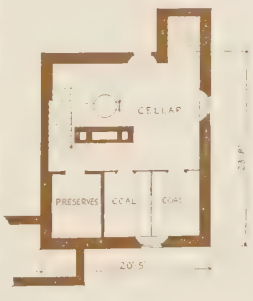
24'-0" 30'-0" 26'-0" = 18,948
4'-0" 5'-0" x 12'-0" = 270
9'-0" x 9'-0" / 2 = 365
5'-0" x 6'-6" x 7'-0" = 228
19,811

SUGGESTED TREATMENT.

ROOFING TO BE SHINGLE
ON FIRE FLASHED.
EXTERIOR OF WALLS TO BE OF
PORTLAND CEMENT WITH
ROUGH SURFACE, HAND FLOATED
SMOOTH WITH A STEEL TROWEL.
WOODWORK. ALL EXTERIOR FINISH
AND LATTICE TO BE PAINTED
DULL WHITE.
SHUTTERS PAINTED PEA GREEN.
INTERIOR PLASTER ON METAL LATH.







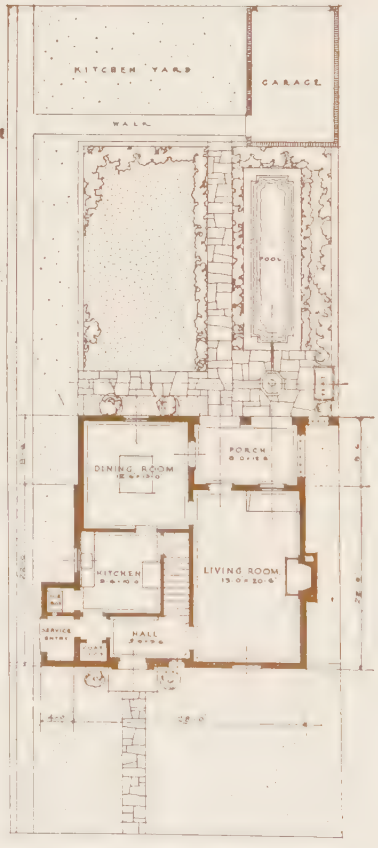
CELLAR PLAN

SECOND FLOOR PLAN

Plan No. 307

MENTION DESIGN
Four Room House for Back-Plastered Metal Lath and Stucco Construction
By RICHARD M. POWERS
45 Bromfield Street, Boston, Mass.
(This was also given a Group Prize with drawings shown on pp. 37 and 53)

Guide Cost $5,500

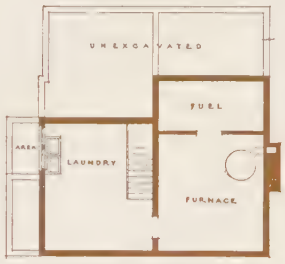


CUBIC CONTENTS

HOUSE	28 × 22 × 21-6 =	3249
WING	14 × 8-6 × 20 =	2380
BASM'T.	54 6 × 5-6 =	3003
REAR PORCH	13-6 × 8-6 × $\frac{2}{3}$ =	690
SIDE PORCH	10 × 4 × $\frac{1}{2}$ =	240
TOTAL		17562

REMARKS

EXTERIOR TO BE SMOOTH WHITE STUCCO. EXTERIOR WOOD-WORK TO BE PAINTED GRAY GREEN. WOOD GRILLES TO BE PAINTED TOBACCO BROWN IRON WORK BLACK. MECHANICAL ACCURACY TO BE AVOIDED IN BOTH ROOF AND WALL SURFACES. BACK PLASTER ON METAL LATH.



OWN YOUR HOME COMPETITION

THIRD STAGE

Plan No. 308

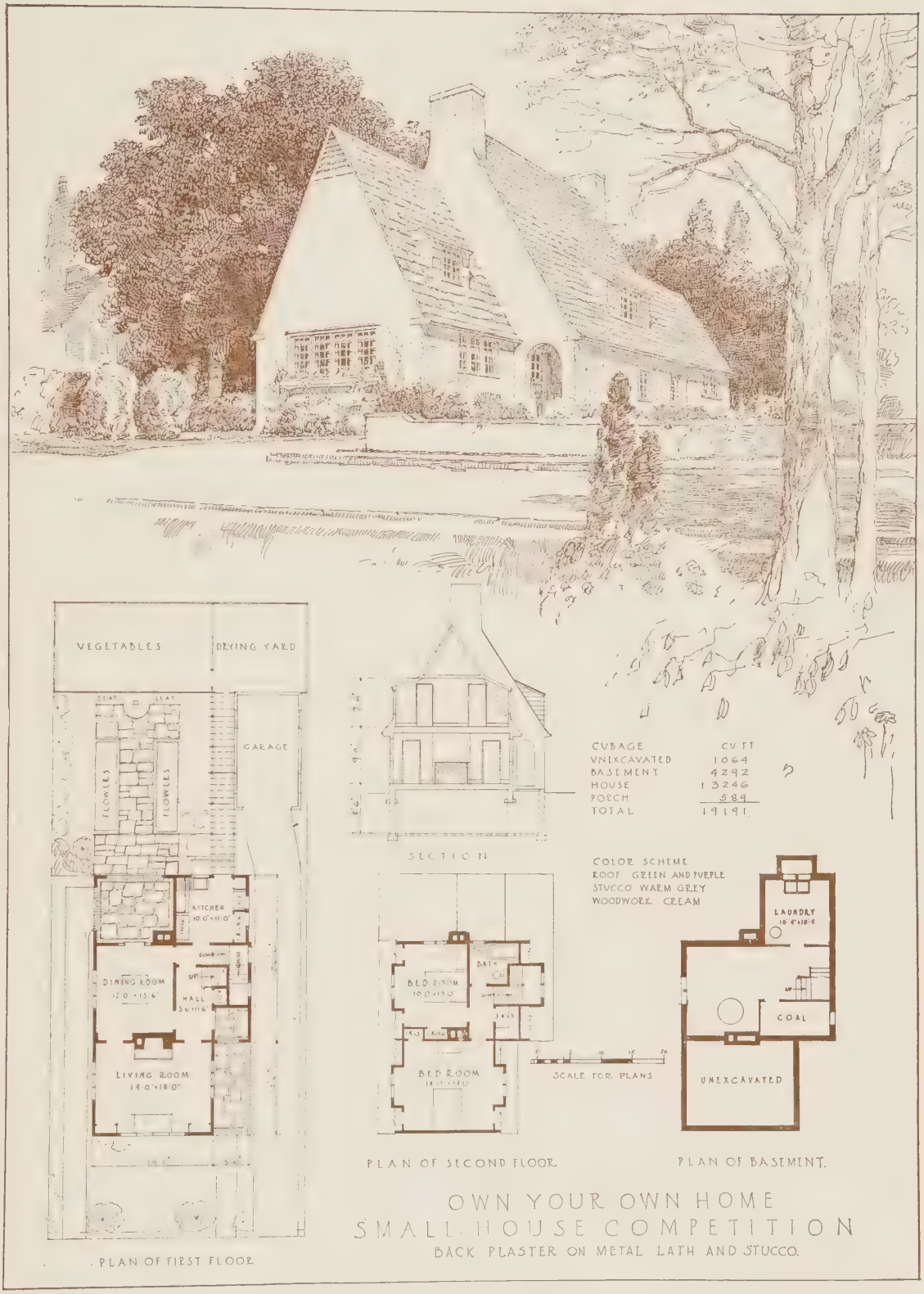
MENTION DESIGN

Six Room House for Back-Plastered Metal Lath and Stucco Construction

By LOUIS JUSTEMENT

914 L Street, N. W., Washington, D. C.

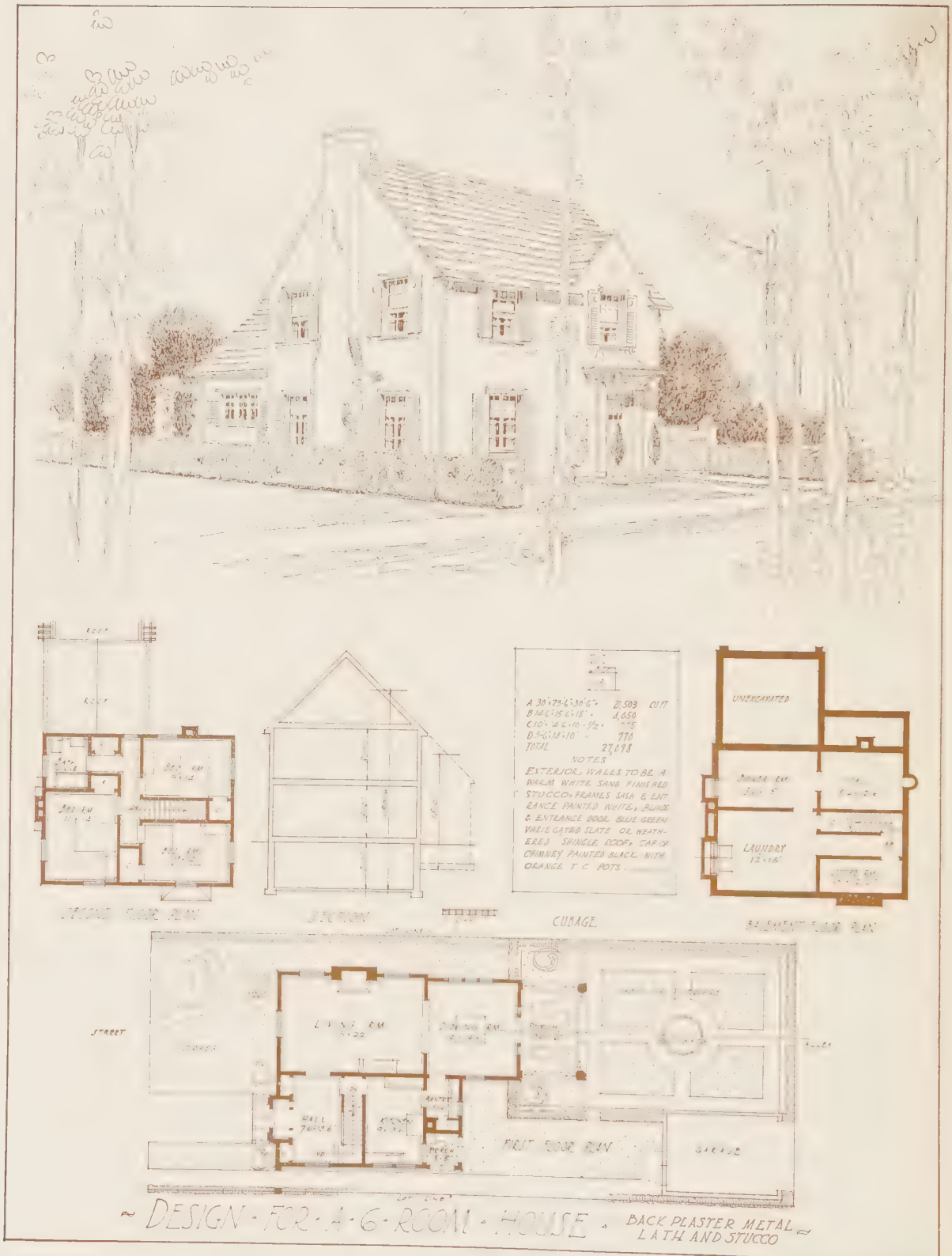
Guide Cost $8,000



Plan No. 403

GROUP PRIZE DESIGN
Five Room House for Back-Plastered Metal Lath and Stucco Construction
By JOHN FLOYD YEWELL
7 East 42nd Street, New York, N. Y.

Guide Cost $8,000



Plan No. 405

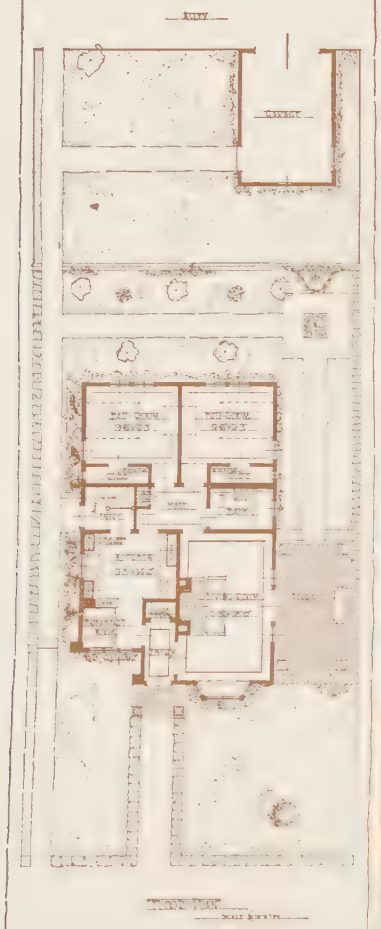
GROUP PRIZE DESIGN
Six Room House for Back-Plastered Metal Lath and Stucco Construction
By J. IVAN DISE AND E. J. MAIER
2924 West Grand Boulevard, Detroit, Mich.

Guide Cost $11,500

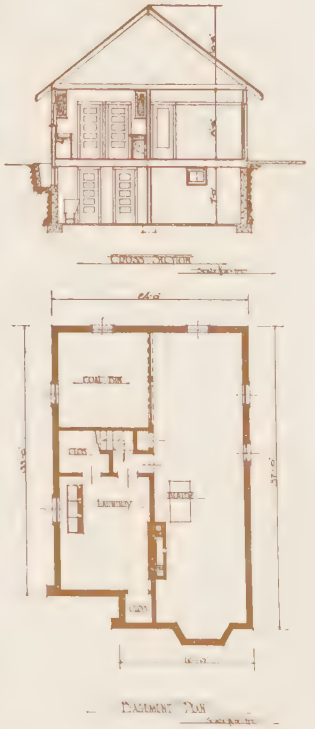
Plan No. 309

DESIGN FOR A SIX ROOM HOUSE
Back-Plastered Metal Lath and Stucco Construction
By OSCAR T. LANG
2915 40th Avenue South, Minneapolis, Minn.

Guide Cost $8,500



A BACK-PLASTERED METAL LATH and STUCCO SUBURBAN HOUSE



CUBAGE

33'-0" × 24'-0" × 21'-9" = 17226 CU FT.
18'-0" × 4'-0" × 19'-3" = 1,632 " "
6 @ 3' × 2'-0" × 16'-0" = 200 " "
TOTAL 19,058 CU FT.

"OWN YOUR HOME"

SMALL HOUSE COMPETITION

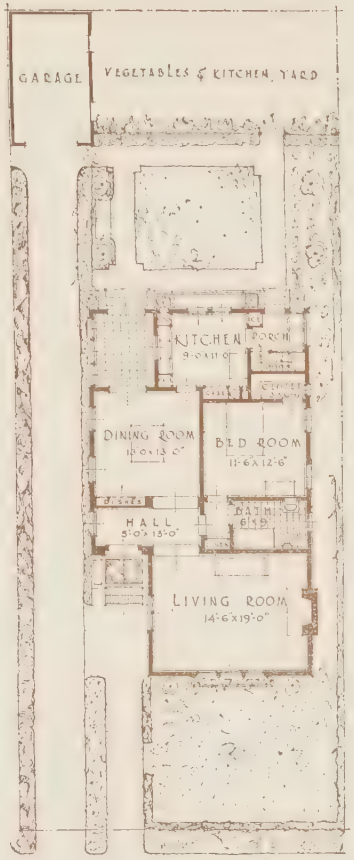
SUGGESTIONS

ALL EXTERIOR WALLS TO BE ROUGH CAST STUCCO (WHITE)
EXPOSED WOODWORK TO BE STAINED BROWN
SHINGLES TO BE STAINED BROWN
ALL SASH TO BE PAINTED BOTTLE GREEN

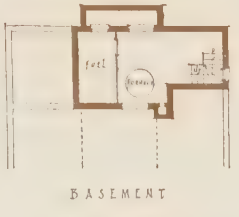
Plan No. 310

DESIGN FOR A FOUR ROOM HOUSE
Back-Plastered Metal Lath and Stucco Construction
By R. L. BEAUDRY
417 South Dearborn Street, Chicago, Ill.

Guide Cost $8,000



GROUND PLAN



CUBICAL CONTENTS

MAIN PORTION	27'x30'x14' =	11,340
LIVING ROOM	15'x20'x14' =	4,200
BASEMENT	9'x16'x6'6" =	936
TOTAL,		16,476

MATERIALS

WALLS - STUCCO ---- ROOF - TILE

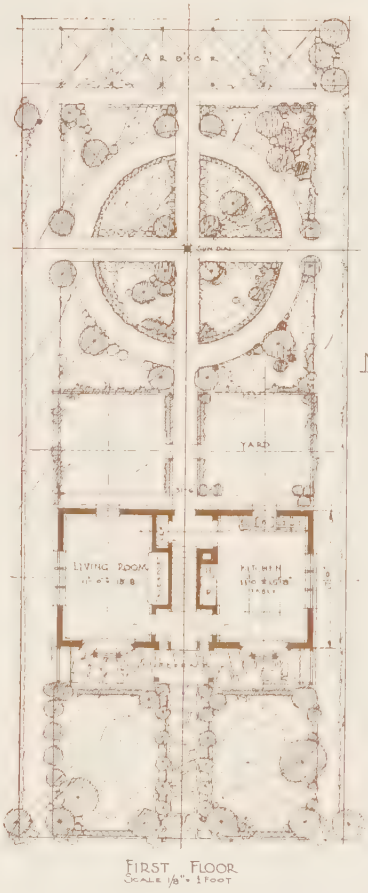
A BACK-PLASTERED METAL LATH AND STUCCO FOUR ROOM HOUSE

OWN YOUR HOME COMPETITION

Plan No. 311

Design for a Four Room House
Back-Plastered Metal Lath and Stucco Construction
By D. Olson
2360 Waverly Street, Oakland, Calif.

Guide Cost $7,200



FIRST FLOOR
SCALE 1/8" = 1 FOOT

FOUR ROOM BACK PLASTERED METAL LATH AND STUCCO HOUSE

NOTES

CUBAGE 17'-0" x 31'-6" x 21'-0" = 11,256

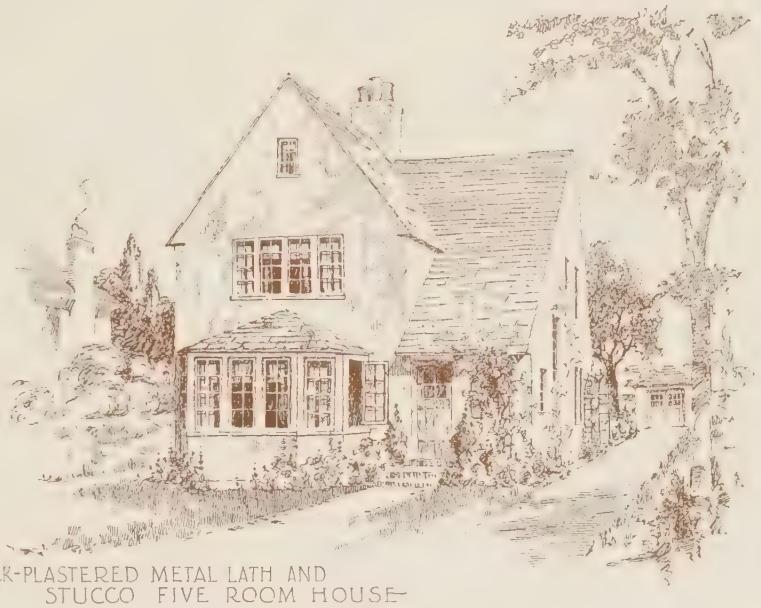
COLOR SCHEME CREAM STUCCO WHITE TRIM AND GREEN ROOF

SECOND FLOOR

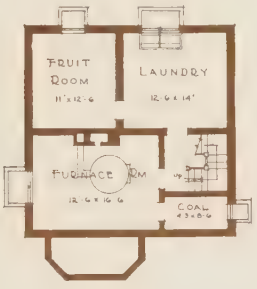
Plan No. 312

DESIGN FOR A FOUR ROOM HOUSE
Back-Plastered Metal Lath and Stucco Construction
By A. KING, 456 Fourth Avenue, New York, N. Y., and R. TAPPAN, 33 West 42nd Street, New York, N. Y.

Guide Cost $5,000

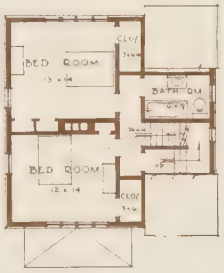


A BACK-PLASTERED METAL LATH AND STUCCO FIVE ROOM HOUSE

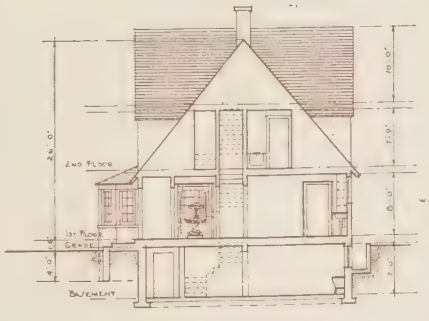


BASEMENT PLAN

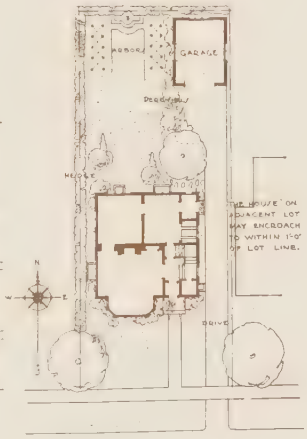
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION



CUBAGE

BASEMENT - 28 X 28 X 8	6,272 CU.FT.
FIRST FLOOR - 28 X 28 X 9	7,056 " "
2ND FLOOR (MAIN WING) 19 X 28 X 13	6,916 " "
2ND FLOOR (SIDE WING) 9 X 28 X 8¾	2,142 " "
VERANDA - 5 X 12⅔ X 14 X ½	434 " "
TOTAL CUBAGE	22,820 CU.FT.

SUGGESTED TREATMENT

STUCCO APPLIED ROUGH, LEAVING TROWEL MARKS SHOW. ROOF TO BE WEATHERING GREEN SLATE OR SHINGLES DIPPED IN VARIOUS COLORS AND LAID ROUGH. WEATHERED OAK ENTRANCE DOOR WITH STRAP HINGES. BRICK ENTRY AND CURBING TO SIDEWALK.

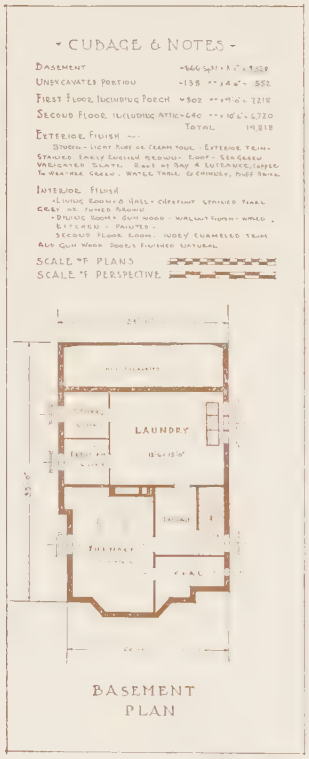
A SMALL STUCCO HOUSE

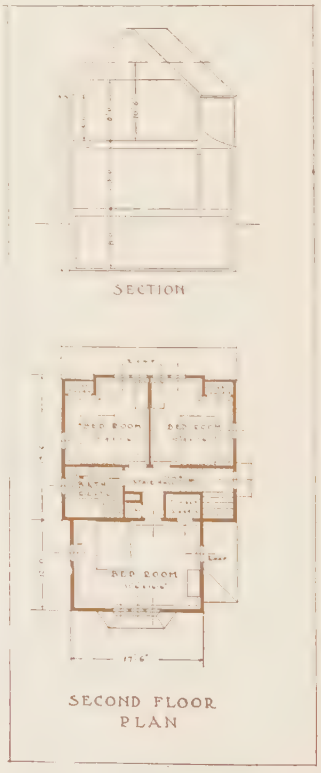
Plan No. 313

DESIGN FOR A FIVE ROOM HOUSE
Back-Plastered Metal Lath and Stucco Construction
By J. S. WHITMAN
447 Potomac Avenue, Buffalo, N. Y.

Guide Cost $9,500

A BACK-PLASTERED
METAL LATH & STUCCO
SIX ROOM HOUSE



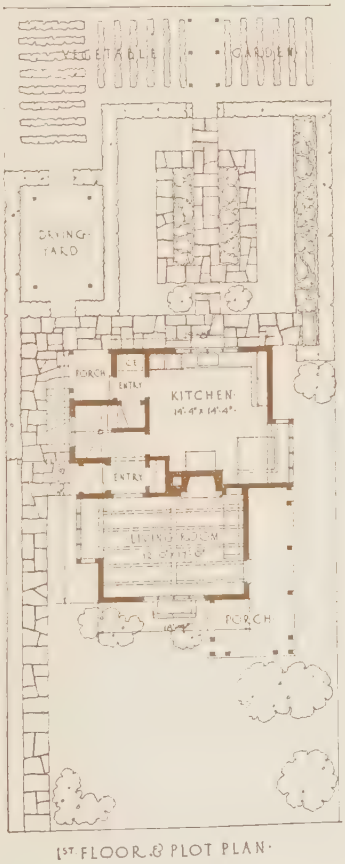


A SMALL SIX ROOM HOUSE OF STUCCO

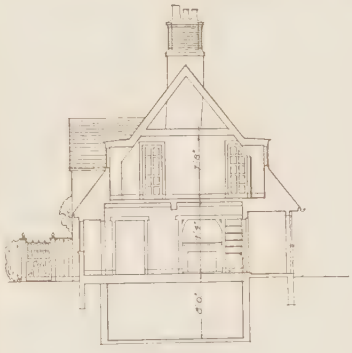
Plan No. 314

DESIGN FOR A SIX ROOM HOUSE
Back-Plastered Metal Lath and Stucco Construction
By HOFFMEYER, BEIERL, TOAB & RUMSCHIK
250 Delaware Avenue, Buffalo, N. Y.

Guide Cost $8,500



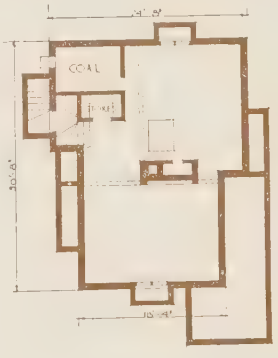
1ST FLOOR & PLOT PLAN



SECTION

CUBAGE	
MAIN BODY OF HOUSE	
18'-4" X 14'-0" X 27'-0"	= 6,930
19'-8" X 16'-8" X 27'-0"	= 8,843
LIVING ROOM BAY	
2'-6" X 12'-0" X 14'-0"	= 420
KITCHEN BAY	
2'-6" X 8'-4" X 15'-0"	= 312
STAIRCASE	
5'-0" X 7'-8" X 24'-0"	= 920
LIVING PORCH	
5'-3" X 13'-6" X 17'-0" ÷ 2	= 605
7'-0" X 10'-0" X 17'-0" ÷ 2	= 595
KITCHEN PORCH	
5'-0" X 6'-0" X 19'-0" ÷ 2	285
TOTAL	18,910

2ND FLOOR PLAN



CELLAR PLAN

OWN YOUR HOME COMPETITION

A FOUR ROOM HOUSE · BACK-PLASTERED · METAL LATH & STUCCO

STUCCO · LIGHT BUFF · WOOD STAINED DARK BROWN · GUTTERS & LEADERS TO MATCH · ENGLISH SLATE ROOF · SASH PAINTED CREAM · LIVING ROOM & HALLS WITH SAND-FINISHED PLASTER · STRUCTURAL CEILING BEAMS · BRICK FIREPLACE & HEARTH

Plan No. 315

Design for a Four Room House
Back-Plastered Metal Lath and Stucco Construction
By R. A. Tissington
Montclair, N. J.

Guide Cost $8,200

Furnishing the Small Home

By HETTIE RHODA MEADE

MOST psychologists agree that the greatest influence on our lives is environment—that we react directly to our immediate surroundings. If this be true, how important it would seem to be that our homes be planned to bring out the best that is in us.

A large part of the attractiveness of the modern home depends upon the taste and skill with which it has been decorated and furnished. Of course in countless instances the cost of the house itself has been so great that every available dollar has been devoted to actual building, and the matter of furnishing, coming as it does toward the end of the operation, finds the home treasury in a condition too depleted to permit of adequate furnishing and decorating being done. It would seem, however, to be the height of folly to neglect the detail upon which the appearance of the home so largely depends.

We find everywhere an increasing interest and enthusiasm in the matter of furnishing and decoration. Numerous periodicals are devoted to the subject, and they have familiarized the people with a higher standard of taste than seemed possible a decade ago. Manufacturers of furnishings of many kinds have followed the popular trend—sometimes they have led it—and if any more definite proof of this growing interest were needed we have the statement made by a competent authority that during the past seven years the proportion of increase in money spent on home furnishings has grown so that this is now the largest item in the average family budget.

This increase in popular interest in the subject of domestic furnishing may have possibly been the cause—or else the result—of a large increase in the number of interior decorators whose efforts are undoubtedly doing much to arouse and maintain interest in the subject.

The average home owner is hardly accustomed to selecting and purchasing household fittings upon an extended scale, and is not often prepared to enter into such a purchasing campaign as is involved in the fitting up of even a small suburban home. He is seldom able to visualize the entire result and is therefore unable to give to countless details the careful attention which they deserve if the house, as a whole, is to be a success.

Far more experienced is the average interior decorator who is accustomed to purchasing and who, with extended buying, has acquired an intimate knowledge of the market and of the use of materials which often insure the obtaining of the utmost in value for the amount which the home owner feels able to spend. There are many decorators who would not disdain such a commission as the furnishing of a moderate cost home and the giving of the commission to an interior decorator would not often mean added cost to the owner, for decorators usually receive as their compensation the difference between wholesale prices and the retail prices which the owner would pay in any event.

Let us suppose, for example, that a definite sum has been appropriated for the complete fitting up of a moderate sized suburban home and that the owner has entrusted the work to an interior decorator. The owner has no doubt dealt with the decorator very frankly, and both understand exactly what is to be provided in the way of furnishings and decorations. From a careful examination of the plans, if the house is not yet completed, the decorator will study requirements and obtain dimensions, and will apportion to each room its definite share of the total. Wall and floor coverings, draperies and furniture will receive due consideration, the condition of the market will be ascertained and the decorator will then offer for the owner's approval a complete layout for the house, showing samples, perhaps of wall coverings and fabrics, and photographs of pieces of furniture, or else both decorator and owner may visit various warerooms or shops where all these details are to be seen.

The final result, when the work has been completed and the house is ready for occupancy, would probably be a well thought out and carefully executed interior, wherein nothing has been overlooked or slighted and which may well possess an artistic unity or cohesion which it might not have had if the owner had carried out the furnishing himself.

Considerable attention should be given to the coverings for walls. Space forbids here a discussion of the relative merits of wall paper and paint, though both have their advantages. Paints—particularly "flat" paints—when stippled, are very satisfactory either with or without the use of wooden "stiles" or lengths of moulding, nailed to the wall and painted, either the color of the wall itself or a contrasting color. It is well known that painted walls may easily be washed when they become soiled, and this advantage is fully appreciated by housekeepers.

Painted walls must necessarily be of solid colors, or at best of two or three contrasting colors, so if it is desired to use wall coverings in which design appears it will be necessary to resort to wall paper or some similar material to be applied to the walls. With wall coverings, more than with almost any other detail of furnishing, it is well to be guided by the advice of someone who has had considerable experience. It is not always possible to visualize the appearance of a room with walls painted or papered. Much depends upon the choice of colors which look well with the standing woodwork, such as door and window trim, for example, and it is often impossible to undo the harm caused by a single mistake made in an important room.

The questions of floor coverings and draperies depend to some extent upon the solution of the problem of the walls. Frequently rugs and draperies of figured materials are preferred where the walls are of solid colors, and the use of plain fabrics in draperies and rugs where walls are covered with materials having figured surfaces—but not always, for it is hardly possible to lay down hard and fast rules which must always apply. Much depends upon circumstances, and more upon the character of the materials themselves.

With wall coverings, rugs and draperies it is always wise to adhere to effects and combinations which are distinctive and out of the ordinary without being so unusual and striking as to soon become tiresome. One

must often retain the same furnishings for years and they should therefore be such as will "wear well." The question of draperies is particularly important; they have been called the "salt and pepper" of interior decoration and so much depends upon their careful selection that it would be wise to obtain the best possible advice. By draperies, would ordinarily be meant not only the window shades and sash curtains, which are often alike or almost alike throughout in order to give to the exterior of the house a certain uniformity, but also the heavier draperies at windows and for certain doorways.

With the question of walls, floors and draperies disposed of the selection of furniture will be taken up. Here again much depends upon the exercise of trained taste which will often make possible highly satisfactory results with small expenditure. The purchasing of "suites" of furniture has lost much of its old time vogue. It would seem now—to look back—that often the purchase of a "bedroom suite," for example, was largely a matter due to mental laziness. Since any one piece indicated exactly the appearance of all the other pieces, it appeared to be an easy way to solve the problem of the entire room. It seemed to be economical, too, but it really wasn't, for often certain pieces of the suite were not needed at all.

In selecting bedroom furniture it would seem to be extremely unwise to spend so much on actual furniture that undue economy must be practiced in buying the highly important details of springs and mattresses. It doesn't require the advertisements of certain firms of mattress makers to make one realize that since one third of the average lifetime is spent in bed, such a lengthy period should be made as comfortable as possible.

Much of the furnishing of a room can often be done by the architect, on whom rests the original responsibility of making the room possible by his sense of proportion and division of space. In the living room he can do much by providing built-in bookcases, for the decorative value of books en masse can not be overestimated. He can provide seats over radiators, perhaps, or in windows or beside fire-places, and there may be broad sills inside or outside the windows for holding flower boxes or plants. Even one flower or growing bit of green in a room is of inestimable value, decoratively and spiritually, and quantities of fascinating potteries and glass have come into the market to hold these flowers or a glinting goldfish. The greatest satisfaction is given when these smaller pieces are acquired as the actual need for them arises. This does not exclude the need of beauty as such. An interesting painting or a colorful hanging has its use, for beauty has its utilitarian as well as its ethical value. Quantity is not the essential, for one piece of true merit if properly placed and worked up to, can give charm and atmosphere to an entire room. The problem is to know *how* to do it, for unto knowledge is given power.

Efficiency in Home Furnishing

ONE of the details of requirements in connection with the competition which has resulted in the series of designs presented in this book, is that the proposed dwelling should be for an American family of moderate means but desiring home surroundings in cultivated taste and comfort. It is plainly evident that a definite problem in connection with the development of such a home is involved in the question of furniture.

While there are only limited facilities for entertaining in dwellings of this size it is interesting to note that it is possible through the medium of carefully selected furniture to greatly increase the efficiency of accommodation. As an example, there has been indicated in the living room of many of these designs a proper location for a bed davenport which is in effect an attractive davenport by day and through the means of a simple mechanical device is converted into a comfortable bed at night, thus providing a room which may serve the double purpose of living room by day and guest room by night. This feature, of course, applies not only to the increased possibility of entertaining but has its more practical application in providing comfortable living quarters for families where, under the ordinary method of furnishing, the space provided might be too restricted.

It may be noted in the four-room type of house that the living room often serves as dining room also. This is accomplished in various interesting ways, by the use of a folding table or by the use of a table of the gate-leg or refectory type which serves the double purpose of dining table at meal times and as living room or library table, fitting attractively into the furnishing scheme of the room at other times.

It is evident, therefore, that in dwellings where a dining room is not provided, the living room effectively takes the place of three rooms, when the bed davenport and an attractive table constitute the main pieces of furniture.

The present problems involved in building due to increased costs indicate the reduction of floor space as the only practical means of making a house come within a small appropriation. The fact that furniture design has kept pace with modern building developments is most important in enabling this solution to be carried out without any sacrifice of convenience or comfort to the occupants. By the use of furniture which serves two or more purposes it is possible to make a more intensive use of floor space, and instead of the old type of house with an individual room for each individual use we now have the modern arrangement where the same conveniences and accommodations are supplied in half the space and at a lower cost.

In the field of home furnishing the last few years have shown development of many unusual and efficient furniture types. The general standards of living on the part of the American public have been definitely elevated with the result that there is an increased demand for attractive and comfortable furniture. This demand has in turn been met successfully by furniture manufacturers and dealers with the result that the prospective home builder may learn much of interest in connection with the furnishing of a home by careful study of furnishing plans and ideas which are offered as a service by good dealers everywhere.